GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL • ENVIRONMENTAL •
CONSTRUCTION OBSERVATION AND TESTING

A Practicing Geoprofessional Business Association Member Firm

February 5, 2026

Delaware Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
Richardson & Robbins Building
89 Kings Highway SW
Dover, Delaware 19901

Re: Wetlands and Subaqueous Lands Permit Application
Azalea Woods Offsite Stormwater Outfalls
Sussex County, Delaware

To whom it may concern:

On behalf of Azalea Woods, LLC ("Applicant"), Geo-Technology Associates, Inc. (GTA) is submitting this application for offsite stormwater outfalls to Round Pole Branch tax ditch associated with the proposed Azalea Woods residential development, located within the Georgetown area of Sussex County, Delaware. To facilitate the application's review, GTA is submitting the following information for your review and processing:

1. Completed Wetlands and Subaqueous Lands Section Basic Application Form;
2. Completed Appendix F – Intake or Outfall Structures;
3. Completed Appendix H – Fill;
4. Completed Appendix I – Rip-Rap Sills and Revetments;
5. Site Location Map, USGS Topographic Map, and Aerial Imagery;
6. Wetland / Waterbody Impact Exhibits;
7. Rare, Threatened, and Endangered Species Correspondence;
8. Copy of Deeds;
9. Copy of Agreement between Rob the Ranger, LLC and Azalea Woods, LLC;
10. DNREC Letter of No Objection;
11. Court Change Order 13;
12. *Wetland Delineation Report, Azalea Woods Offsite Outfalls*, prepared by GTA, dated July 30, 2025;
13. *Nationwide Permit 18 Verification NAP-2025-00320-85, Azalea Woods SX, Central Coordinates (38.720045°N, 75.328118°W)*, dated September 23, 2025;
14. *Construction Site Stormwater Management Plan for Azalea Woods – Alternate Outfall, Georgetown Hundred, Sussex County, Delaware*, prepared by Solutions Integrated Planning, Engineering & Management, LLC ("Solutions IPEM"), dated August 13, 2024, last

revised February 5, 2025; and,

15. *Road and Storm Drain Plan[s] for Azalea Woods – Phase 8, Sussex County, Delaware*, prepared by Solutions IPEM, dated July 19, 2025.

GTA performed a wetland delineation within the vicinity of the proposed Azalea Woods Offsite Outfalls in October 2024 and July 2025 to identify the limits of existing wetlands and waterbodies within the project areas. GTA identified Round Pole Branch tax ditch within two of the review areas. In order to develop the proposed Azalea Woods residential development, the Applicant proposes to construct two stormwater outfalls to Round Pole Branch offsite. Minor disturbances to Round Pole Branch are anticipated as a result of the proposed project, and are associated with the placement of scour protection for the aforementioned stormwater outfalls. GTA received the Nationwide Permit Verification NAP-2025-00320-85 from the U.S. Army Corps of Engineers on September 23, 2025.

GTA, on behalf of the Applicant, is requesting authorization for the proposed outfalls and scour protection associated with the residential development. Should you have any questions or would like to request additional information, please contact this office at 410-515-9446.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

Brad Sweet
Project Scientist

Matthew Jennette
Vice President

BMS/MAJ
31242339
L:\Shared\Project Files\2024\31242339 - Azalea Woods - Offsite Outfalls\WET\Reports - Permitting\DNREC Subaqueous Lands Permit\Response to Comments 2025-12-15\31242339 DNREC Cover Letter.docx

Completed Wetlands and Subaqueous Lands Section Basic Application Form

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?

X	Yes	BASIC APPLICATION
X	Yes	SIGNATURE PAGE (Page 3)
X	Yes	APPLICABLE APPENDICES
X	Yes	SCALED PLAN VIEW
X	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
X	Yes	VICINITY MAP
X	Yes	COPY OF THE PROPERTY DEED & SURVEY
X	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
X	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: Ryan MacPhee (Azalea Woods, LLC)
   Mailing Address: 506 Main Street, Suite 300
   Gaithersburg, Maryland 20878
   Telephone #: _____
   Fax #: _____
   E-mail: rmacphee@natelli.com

2. Consultant's Name: Brad Sweet
   Mailing Address: 3445-A Box Hill Corporate Center Drive
   Abingdon, Maryland 21009
   Company Name: Geo-Technology Associates, Inc.
   Telephone #: 410-515-9446
   Fax #: _____
   E-mail: bsweet@gtaeng.com

3. Contractor's Name: _____
   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):
The proposed project consists of two stormwater management outfalls and associated scour protection to the existing Round Pole Branch. These outfalls are associated with the ongoing Azalea Woods development within the vicinity of the impact areas. These stormwater management outfalls are necessary to sustain the stormwater requirements of the future development.

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

	A. Boat Docking Facilities		G. Bulkheads		N. Preliminary Marina Checklist
	B. Boat Ramps	☒	H. Fill		O. Marinas
	C. Road Crossings	☒	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: N/A
   County: ☐ N.C. ☐ Kent ☒ Sussex
   Site owner name (if different from applicant): Multiple
   Address of site owner: Please see the enclosed property deeds

8. Driving Directions: From the intersection of Bedford Road and US Route 9 in Georgetown, continue approximately 3.8 miles northeast on US Route 9. Round Pole Branch is located north of US Route 9.
(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 135-11.00 32.04 / 49.00 / 56.00 / 66.00
   Subdivision Name: Azalea Woods

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: Round Pole Branch waterbody is a tributary to: Broadkill River

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

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:
Rob the Ranger, LLC and Azalea Woods, LLC
(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):
Weston Willows LLC / 18949 Coastal Highway, Suite 301, Rehoboth Beach, Delaware 19971
Issac R. Blair III / 18797 Gravel Hill Road, Georgetown, Delaware 19947
Scott J. Batz / 5 Aspen Avenue, Sinking Spring, Pennsylvania 19608

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):
N/A

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Mr. Robert Youhas (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 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, Mr. Ryan MacPhee (Azalea Woods, LLC), hereby designate and authorize Mr. Brad Sweet (GTA)
(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: Brad Sweet (GTA)
Mailing Address: 3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009

Telephone #: 410-515-9446
Fax #:
E-mail: bsweet@gtaeng.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 — Date: June 18, 2025

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 — Date: 8/13/25

Ryan MacPhee
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

Completed Appendix F – Intake or Outfall Structures

INTAKE OR OUTFALL STRUCTURES – Outfall #1 (see Site Location Map)

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

1. How many feet will the intake or outfall structure(s) be placed channelward of the:

Tidal waters: mean high water line? N/A ft.
mean low water line? N/A ft.
Non-tidal waters: ordinary high water line? __3__ ft.

2. What type of material(s) will be used to construct the intake or outfall structure(s)?

The proposed outfall structure will consist of 36-inch high-density polyethylene (HDPE).

3. What is the appropriate median stream flow rate at the:

intake site N/A cfs outfall site _1_ cfs unknown _____

4. What will be the daily rate of withdrawal at the intake site? N/A gpd

5. What will be the intake velocity? N/A fps

6. What will be the mesh size of the screen used on the intake structure?
_____ inches N/A other (explain)

7. What will be the daily rate of return at the outfall site? N/A gpd

8. Have you applied for the National Pollutant Discharge Elimination System (NPDES) permit for this project? _____ Yes __X__ No If your answer is "No", contact the Surface Water Discharges Section, DNREC.

9. Will a splash apron be employed at the outfall site? __X__ Yes ____ No
If your answer is "Yes", complete Appendix I.
If your answer is "No", explain your proposed method of preventing erosion.

10. How far will any associated structures for support or erosion control (e.g. wing walls, pile, bents, splash aprons, etc.) extend channelward of the:

Tidal waters: mean high water line? N/A ft.
mean low water line? N/A ft.
Non-tidal waters: ordinary high water line? 3 ft.

11. How many square feet of any associated structures for support or erosion control will be located:

Channelward of mean high water? 69 sq. ft.
In vegetated wetlands? N/A sq. ft.

12. Is there any dredging or fill associated with this project? X Yes _____ No
If yes, please complete the appropriate appendix.

INTAKE OR OUTFALL STRUCTURES – Outfall #2 (see Site Location Map)

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

1. How many feet will the intake or outfall structure(s) be placed channelward of the:

Tidal waters: mean high water line? N/A ft.
mean low water line? N/A ft.
Non-tidal waters: ordinary high water line? __3__ ft.

2. What type of material(s) will be used to construct the intake or outfall structure(s)?

The proposed outfall structure will consist of 36-inch high-density polyethylene (HDPE).

3. What is the appropriate median stream flow rate at the:

intake site N/A cfs outfall site __1__ cfs unknown _____

4. What will be the daily rate of withdrawal at the intake site? N/A gpd

5. What will be the intake velocity? N/A fps

6. What will be the mesh size of the screen used on the intake structure?
_____ inches N/A other (explain)

7. What will be the daily rate of return at the outfall site? N/A gpd

8. Have you applied for the National Pollutant Discharge Elimination System (NPDES) permit for this project? _____ Yes __X__ No If your answer is "No", contact the Surface Water Discharges Section, DNREC.

9. Will a splash apron be employed at the outfall site? __X__ Yes ____ No
If your answer is "Yes", complete Appendix I.
If your answer is "No", explain your proposed method of preventing erosion.

10. How far will any associated structures for support or erosion control (e.g. wing walls, pile, bents, splash aprons, etc.) extend channelward of the:

Tidal waters: mean high water line? N/A ft.
mean low water line? N/A ft.
Non-tidal waters: ordinary high water line? 3 ft.

11. How many square feet of any associated structures for support or erosion control will be located:

Channelward of mean high water? 69 sq. ft.
In vegetated wetlands? N/A sq. ft.

12. Is there any dredging or fill associated with this project? X Yes _____ No
If yes, please complete the appropriate appendix.

Appendix H – Fill

FILL – Outfall #1 (see Site Location Map)

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? N/A ft.
   mean low water line? N/A ft.
   b. Non-tidal waters: ordinary high water line? 9 ft.

2. What is the area of fill that will be located:
   a. on subaqueous land (channelward of mean high water) 69 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?

   Riprap to be imported from off-site source. The current company/location/parcel number of the source is unknown at this time.

   N/A Obtained from dredged material: Complete Dredging Appendix

4. What is the total volume of fill? ~2 cubic yards
   a. What is the total fill per running foot of shoreline? N/A cubic yards

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

   The fill will be placed using an excavator bucket and will be flush with the existing grade of the bottom of the tax ditch.

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

   The fill material will be 100% riprap placed over a geotextile base.

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

   The angular riprap will be self-contained.

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?

   The proposed ground cover will consist of riprap placed over a geotextile fabric. Planted vegetation is not an anticipated component of the project.

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

A proposed HDPE stormwater outfall is proposed at the project area. Appendix F – Intake or Outfall Structures is included.

FILL – Outfall #2 (see Site Location Map)

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? N/A ft.
   mean low water line? N/A ft.
   b. Non-tidal waters: ordinary high water line? 6 ft.

2. What is the area of fill that will be located:
   a. on subaqueous land (channelward of mean high water) 69 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?

   Riprap to be imported from off-site source. The current company/location/parcel number of the source is unknown at this time.

   N/A Obtained from dredged material: Complete Dredging Appendix

4. What is the total volume of fill? ~2 cubic yards
   a. What is the total fill per running foot of shoreline? N/A cubic yards

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

   The fill will be placed using an excavator bucket and will be flush with the existing grade of the bottom of the tax ditch.

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

   The fill material will be 100% riprap placed over a geotextile base.

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

   The angular riprap will be self-contained.

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?

   The proposed ground cover will consist of riprap placed over a geotextile fabric. Planted vegetation is not an anticipated component of the project.

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

A proposed HDPE stormwater outfall is proposed at the project area. Appendix F – Intake or Outfall Structures is included.

Appendix I – Rip-Rap Sills and Revetments

Rip-Rap Sills and Revetments - Outfall #1 (see Site Location Map)

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? ___8___

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

   _X_ Riprap scour protection

4. Describe the existing shoreline:
   The existing shoreline consists of the bed and banks of an existing maintained tax ditch.

5. What is the total number of cubic yards of rip-rap that will be used? ___2___

6. What is the number of cubic yards of rip-rap per running foot of shoreline? ___N/A___
   (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:
   The fill material will be 100% riprap placed over a geotextile base. The angular riprap will be self-contained.

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)

   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: _____ (for non-tidal waters)
   On vegetated wetlands: _____

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

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

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

   F. What is the proposed slope of the rip-rap revetment? _____
   (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 ___ 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:

_____
_____
_____
_____

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 - Outfall #2 (see Site Location Map)

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? 13

3. Is the project a: ___ Standard rip-rap revetment ___ Free-standing sill
   _X_ Riprap scour protection

4. Describe the existing shoreline:
   The existing shoreline consists of the bed and banks of an existing maintained tax ditch.

5. What is the total number of cubic yards of rip-rap that will be used? 2

6. What is the number of cubic yards of rip-rap per running foot of shoreline? N/A
   (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:
   The fill material will be 100% riprap placed over a geotextile base. The angular riprap will be self-contained.

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)

   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: _____ (for non-tidal waters)
   On vegetated wetlands: _____

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

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

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

   F. What is the proposed slope of the rip-rap revetment? _____
   (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 ___ 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:

_____
_____
_____
_____

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:

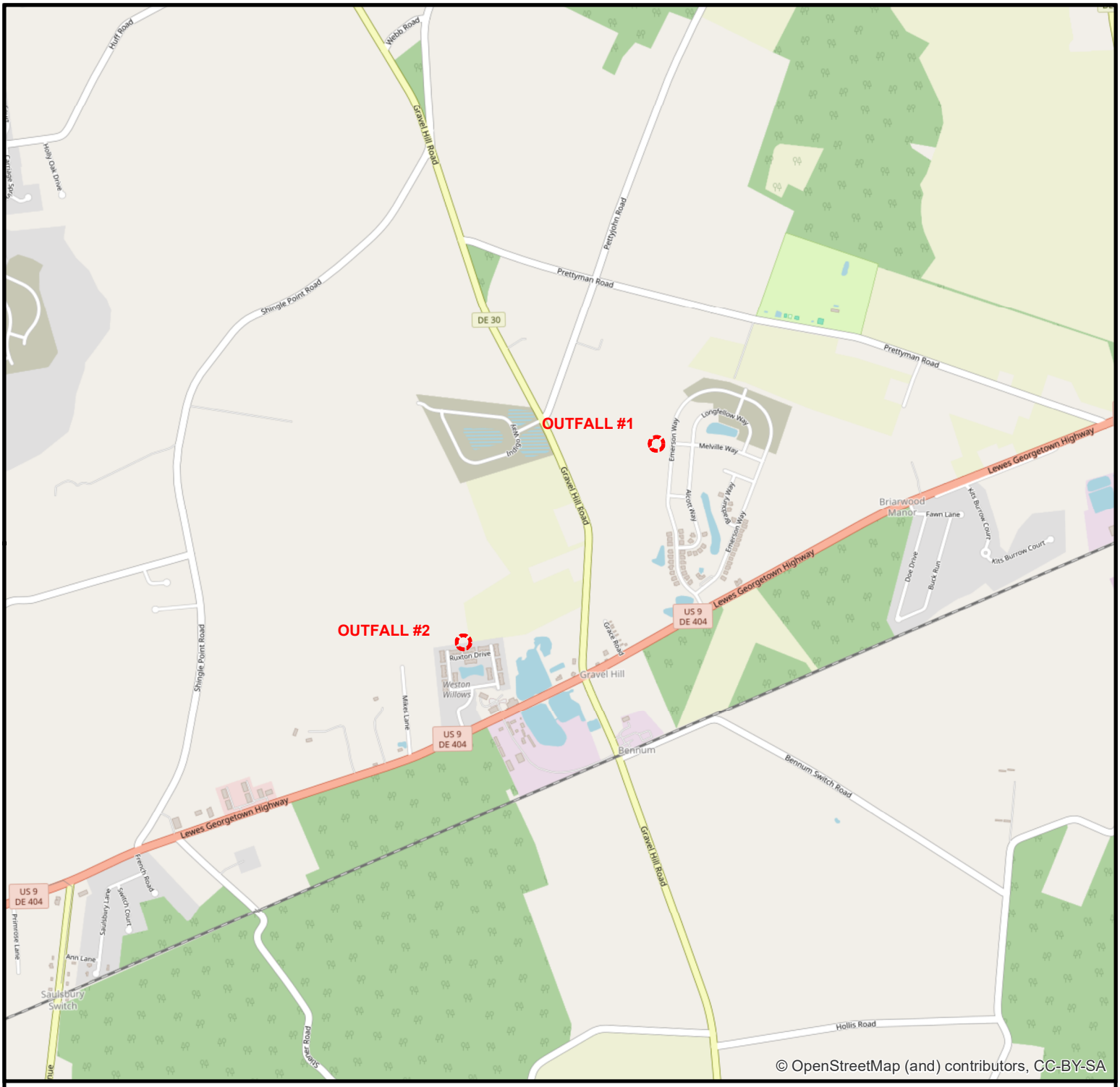
If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

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

Site Location Map, USGS Topographic Map, and Aerial Imagery



LEGEND

OUTFALL LOCATIONS

NORTH

0 2,000

APPROXIMATE SCALE
1 INCH = 2,000 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

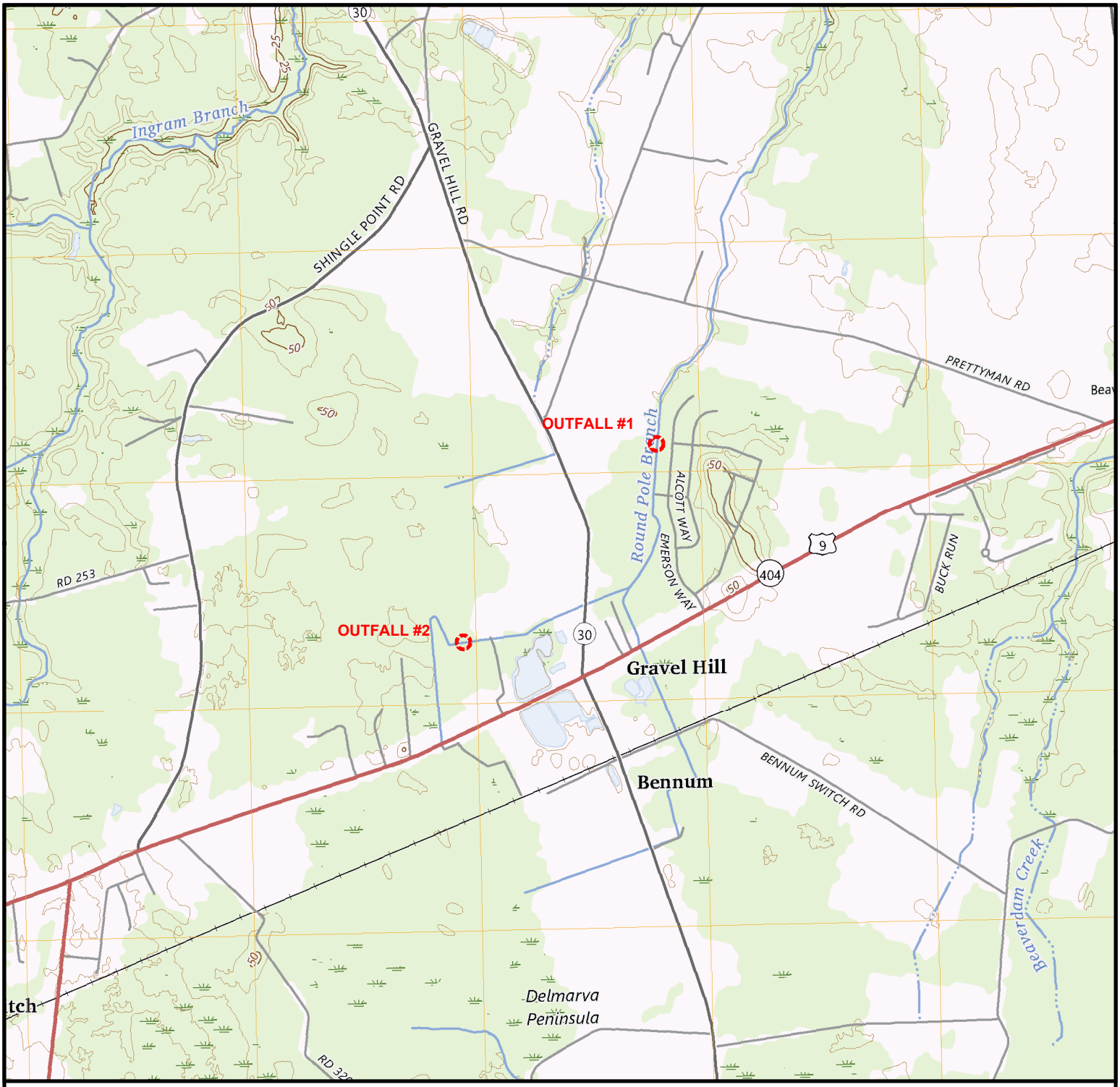
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

SITE LOCATION MAP

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=2,000'	SEPTEMBER 5, 2025	BMS	MAJ	1



SOURCE: UNITED STATES GEOLOGICAL SURVEY (USGS), HARBESON, DE QUADRANGLE, 7.5 MINUTE TOPOGRAPHIC MAP SERIES, DATED 2023.

NORTH

0 2,000

APPROXIMATE SCALE
1 INCH = 2,000 FEET

LEGEND

OUTFALL LOCATIONS

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

USGS TOPOGRAPHIC MAP
AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=2,000'	SEPTEMBER 5, 2025	BMS	MAJ	2

LEGEND

OUTFALL LOCATIONS

NORTH

0 500

APPROXIMATE SCALE
1 INCH = 500 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

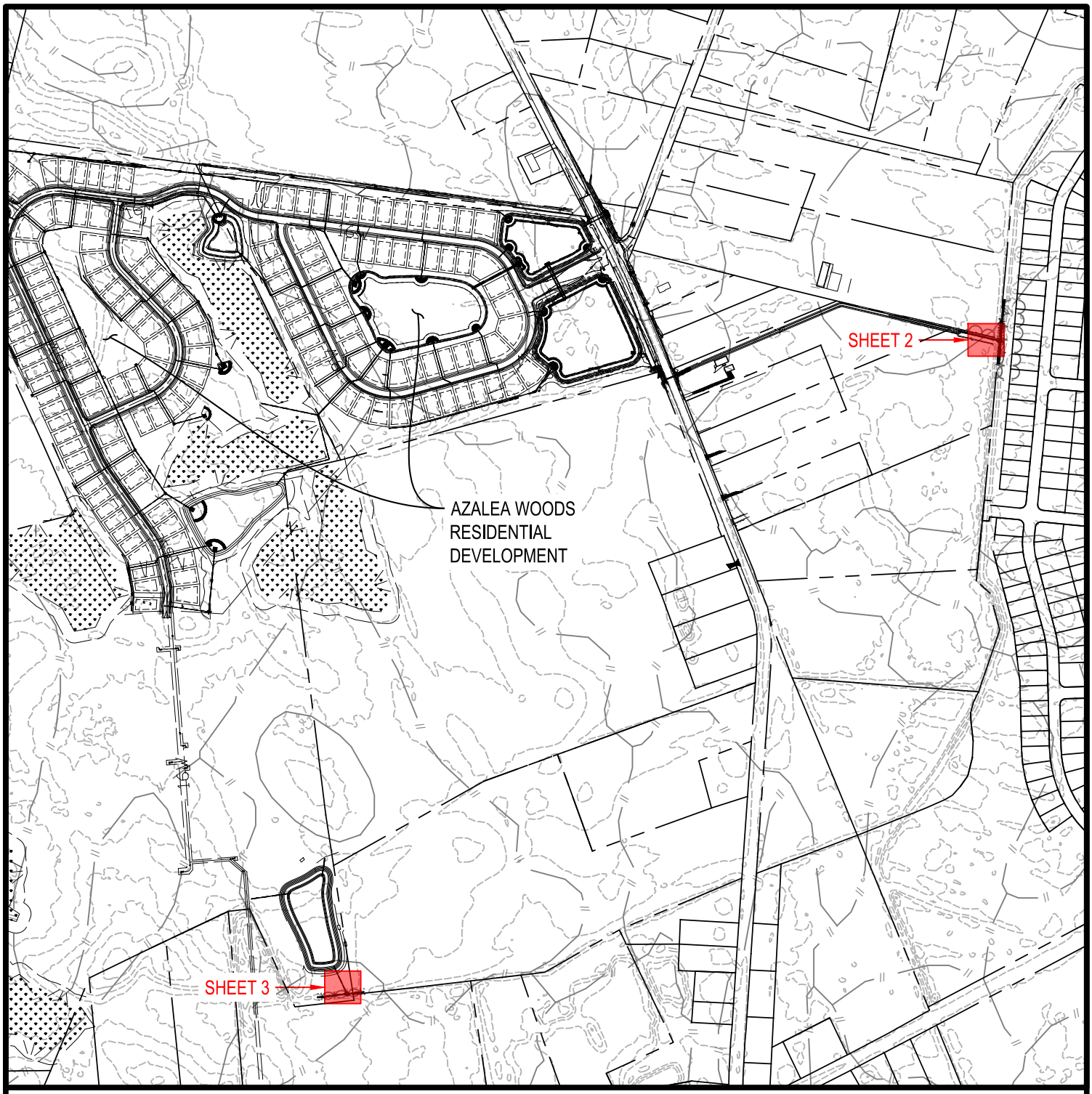
AERIAL IMAGERY

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=500'	SEPTEMBER 5, 2025	BMS	MAJ	3

Wetland / Waterbody Impact Exhibits



NORTH

0 300 600

APPROXIMATE SCALE
1 INCH = 500 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

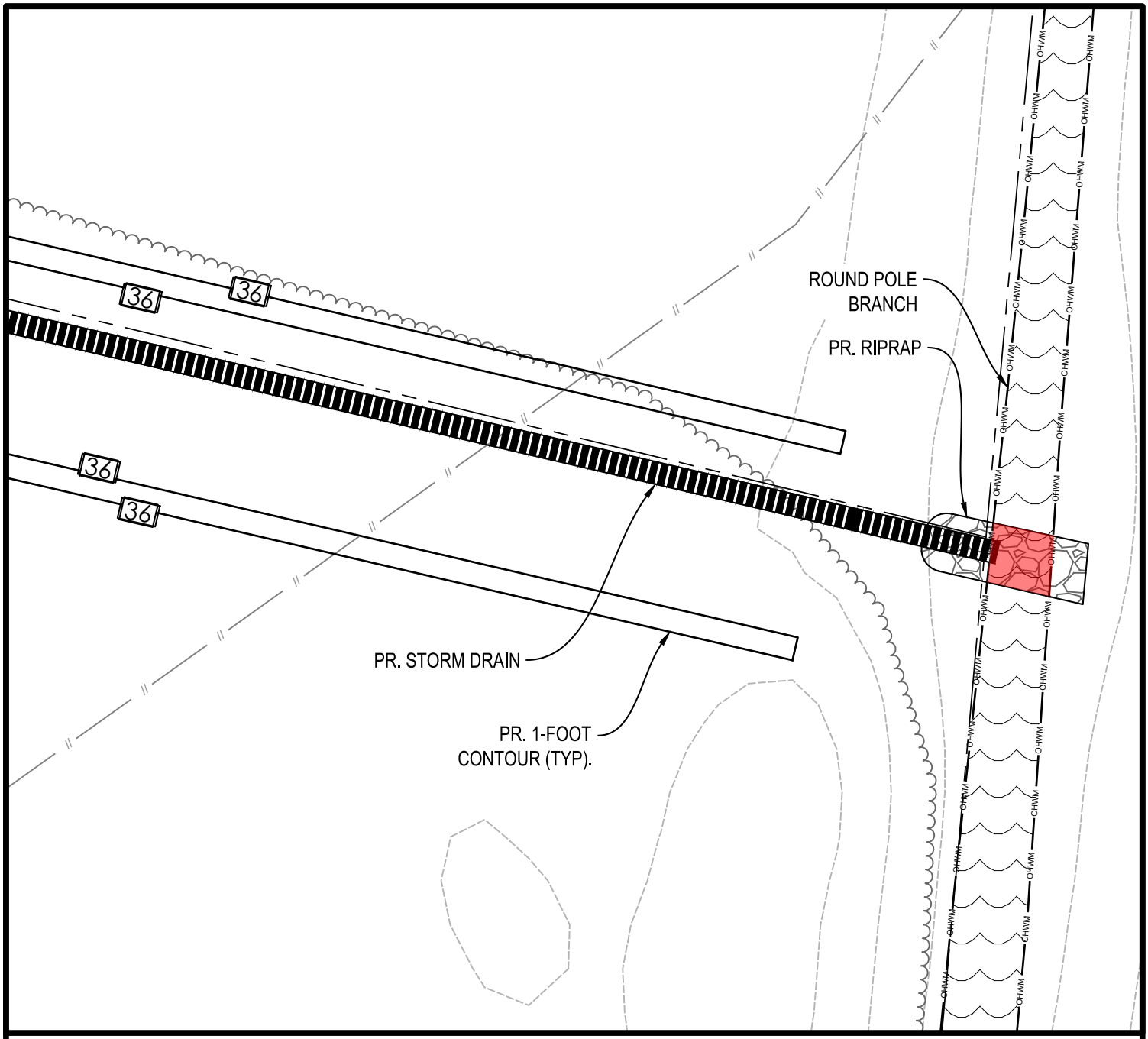
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=500'	SEPTEMBER 5, 2025 *REVISED JANUARY 30, 2026*	DIA / BMS	MAJ	1



LEGEND

- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. TREELINE
- EX. ROUND POLE BRANCH
- PR. RIPRAP
- PR. 1-FOOT CONTOUR
- PR. 5-FOOT CONTOUR

PROPOSED IMPACTS

- PERM. PERENNIAL DITCH IMPACT
  69 SF (0.002 AC); 8 LF

NORTH

0 10 20

APPROXIMATE SCALE
1 INCH = 500 FEET

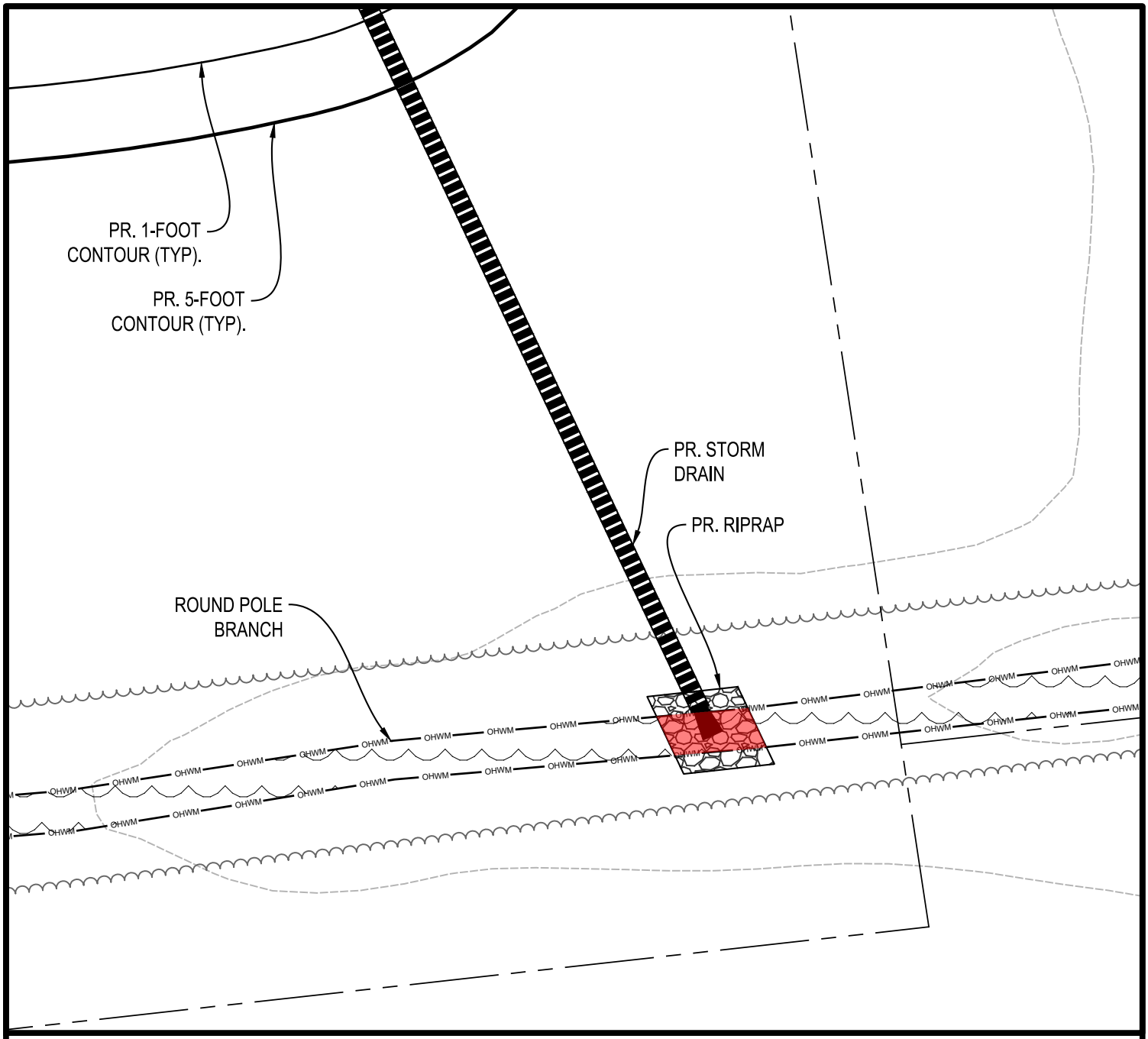
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=20'	SEPTEMBER 5, 2025 *REVISED JANUARY 30, 2026*	DIA / BMS	MAJ	2



LEGEND

- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. TREELINE
- EX. ROUND POLE BRANCH
- PR. RIPRAP
- PR. 1-FOOT CONTOUR
- PR. 5-FOOT CONTOUR

PROPOSED IMPACTS

PERM. PERENNIAL DITCH IMPACT
69 SF (0.002 AC); 13 LF

NORTH

0 10 20

APPROXIMATE SCALE
1 INCH = 500 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=20'	SEPTEMBER 5, 2025 *REVISED JANUARY 30, 2026*	DIA / BMS	MAJ	3

SUMMARY OF IMPACTS

NONTIDAL WATERBODIES

PERMANENT PERENNIAL TAX DITCH IMPACTS =	138 SF (0.004 AC); 21 LF

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	N/A	SEPTEMBER 5, 2025 *REVISED JANUARY 30, 2026*	DIA / BMS	MAJ	4

Rare, Threatened, and Endangered Species Correspondence

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DIVISION OF FISH & WILDLIFE
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

DIRECTOR'S OFFICE

PHONE
(302) 739-9910

June 18, 2025

Paul Mullinax
Geo-Technology Associates, Inc.
3445 Box Hill Corp. Center Drive, Suite A
Abingdon, MD 21009

Re: GTA 2025 Azalea Woods – Offsite Outfall

Dear Paul:

Thank you for contacting the Division of Fish and Wildlife (DFW) Species Conservation and Research Program about information on rare, threatened and endangered species, unique natural communities, and other significant natural resources as they relate to the above referenced project.

State Natural Heritage Site
A review of our database indicates that there are currently no records of state-rare or federally-listed plants, animals or natural communities at this project site. As a result, at present, this project does not lie within a State Natural Heritage Site, nor does it lie within a Delaware National Estuarine Research Reserve which are two criteria used to identify "Designated Critical Resource Waters" in the U.S. Army Corps of Engineers (USACE) Nationwide Permit General Condition No. 22. A copy of this letter shall be included in any permit application or pre-construction notification submitted to the USACE for activities on this property.

Mature Forest
A visual analysis of our historical database indicates that the forest block proposed to be developed has likely maintained some degree of forest cover since 1937. This constitutes the potential for a mature forest and, as such, the potential for rare, threatened, or endangered species that rely on this type of habitat. We recommend that a forest assessment be conducted to determine if mature forest resources exist on the property, including the identification of specimen trees and forest interior, and to delineate their boundaries. If mature forests are found, we then recommend that these areas be conserved to the fullest extent possible.

Nuisance Waterfowl

Wet ponds created for stormwater management purposes may attract resident Canada geese and mute swans that will create a nuisance for community residents. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short, manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and within an adequate buffer (15-30 ft in width) around the ponds (to be planted in accordance with the Sediment and Stormwater Plan approval agency requirements). When the view of the surrounding area from the pond is blocked, geese can't scan for predators and are less likely to reside and nest in the area of the pond.

At this time, we do not recommend using monofilament grids due to the potential for birds and other wildlife to become entangled if the grids are not properly installed and maintained. In addition, the on-going maintenance (removing entangled trash, etc.) may become a burden to the homeowners association or land manager.

The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

Nuisance Deer

Continued forest loss and increased development throughout Delaware has altered how white-tailed deer use the available landscape. Deer displaced by encroaching development may utilize residential areas and become a nuisance to residents, as they may exploit and damage gardens, yards, and ornamental landscaping. Various methods exist for reducing deer conflicts within residential areas, with lethal removal of deer being one of the more effective methods. If the damage escalates to a level where lethal removal of nuisance deer is desired by residents, Title 7, Chapter 7, Section 723 of the Delaware Code restricts the discharge of firearms within 100 yards of an occupied residence. Maintaining larger blocks of woodlands with more forest interior (beginning at 100 yards from the forest edge), rather than small, narrow forests allows for the potential use of lethal removal to assist in managing local populations. In addition, forest interior is of high ecological value, and many species of wildlife are dependent on forest interior habitat for their survival.

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.

4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) 'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: http://www.parcplace.org.

High Marsh

Currently, there are no records of state-rare or federally-listed marsh bird species at this site. However, aerial imagery and wetland habitat maps indicate that high marsh habitat (i.e., dominated by plants such as *Spartina patens, Distichlis spicata, and Iva frutescens*) is present. Several state-rare species of conservation concern solely or frequently nest in high marsh habitat, including the saltmarsh sparrow (*Ammospiza caudacutus*), Coastal Plain swamp sparrow (*Melospiza georgiana nigrescens*), willet (*Tringa semipalmata*), state-listed endangered American oystercatcher (*Haematopus palliates*) and federally-listed threatened black rail (*Laterallus jamaicensis*). We recommend a time of year restriction of **April 1st to July 31st** to avoid impacts to marsh nesting birds.

Nuisance Mosquitos

Wetlands adjacent to this project provide significant habitats for mosquito production. Adult mosquitoes are not constrained by wetland boundaries and may emigrate from nearby wetlands to infest the development. This can lead to increased demands by residents for mosquito control services that the Mosquito Control Section is statutorily obliged to try to deliver and will then come at some additional expense to the State. This added cost burden for the State should be considered and recognized if the project is approved. If the applicant has any questions regarding mosquito control issues, they can contact the Mosquito Control Section Administrator at 302-739-9917.

Clearing/Loss

Based on a study conducted by the Delaware Forest Service, between 2002 and 2009, nearly 16,000 acres of unprotected forests occurred on land approved for development. The study also found that the average size of a forested parcel is less than 10 acres, illustrating that along with forest loss is an increase in forest fragmentation. Another study found that the cumulative loss of forest in Delaware has led to a corresponding loss of forest-dependent species (Environmental

Law Institute. 1999. Protecting Delaware's Natural Heritage: Tools for Biodiversity Conservation. ISBN#1-58576-000-5).

For migratory birds, it is extremely important to conserve large tracts of forests in the State of Delaware due to its position within the Atlantic flyway. In addition, forests provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Developments that occur within wooded areas significantly reduce the habitat value for wildlife due to clearing, fragmentation, and subsequent landowner activities. Actual forest loss may be higher than initial estimates once this site is built out and homes, driveways, sidewalks, roadways, and stormwater management ponds are constructed. In addition, residents may clear additional trees for play areas, dog kennels, sheds, swimming pools, etc. Species that can tolerate habitat loss and fragmentation may attempt to co-exist with residents, while more sensitive species will likely be extirpated from the site and be forced into surrounding areas. Either scenario can result in an increase in human/animal conflicts.

Cumulative forest loss throughout the state is of utmost concern to our Division which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and the Delaware State Code, Title 7). Because of an overall lack of regulatory protection, we must rely on landowners and/or the entity that approves projects (i.e., counties and municipalities) to consider implementing measures that will aide in forest loss reduction.

Although leaving a forest intact is usually more beneficial to the existing wildlife and is preferential to clearing, we offer the following recommendations which, if implemented, will reduce impacts:

1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur **April 1st to July 31st**. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.

2. We recommend that efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. Landowners will likely desire amenities such as dog kennels, swimming pools, sheds, play areas etc. If feasible, mechanisms should also be put in place to reduce future clearing by landowners.

3. Given the benefit of trees in erosion control and flood abatement, tree removal for stormwater management should be minimized. This could include site plan reconfiguration to locate stormwater management facilities to non-forested areas, reducing the number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the appropriate Sediment and Stormwater Plan approval agency.

4. To protect the function and integrity of wetlands, a minimum **100 ft buffer** should be left intact around the perimeter. This recommendation is based on peer reviewed scientific literature that shows an adequately sized buffer that effectively protects wetlands and

streams - in most circumstances - is about 100-foot in width. Upland buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle. Lot lines, roadways, and infrastructure should not be placed within this buffer zone. Buffers are an integral component of aquatic and wetland habitats, reducing the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

5. Larger, connected areas of open space should be left intact rather than smaller, fragmented sections that are often placed throughout subdivisions. These small, disconnected areas behind lots, on corners, and in other irregular places are often underutilized and can become a maintenance problem. In general, larger, connected areas are more beneficial to wildlife and may be more useful to the residential community as well. Forest fragmentation separates wildlife populations, increases road mortality, and increases "edge effects" that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

Tricolored Bat

A review of our database indicates that the tricolored bat (*Perimyotis subflavus*) may occur on or adjacent to the project site. Due to population declines largely caused by white-nose syndrome, a fungal disease known only to affect bats, this species is proposed to be federally-listed as endangered under the U.S. Endangered Species Act (ESA). Section 7 consultation may be necessary. To determine the potential effect your project may have on the tricolored bat, visit the USFWS Information for Planning and Consultation (iPaC) tool to obtain an official species list and to use the final Range-wide Northern Long-eared Bat and Tricolored Bat Determination Key (Dkey).

Fisheries

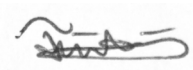
After reviewing the project description, it does not appear that any waterways will be impacted; therefore, there are no fisheries concerns at present.

The DFW does not have fish community data for the project location. However, it is unlikely that habitat occurs in the project site that would support anadromous fish species. No time of year restrictions or other measures are requested for these species or for resident gamefish species.

We are continually updating our records on Delaware's rare, threatened and endangered species, unique natural communities and other significant natural resources. If the start of the project is delayed more than a year past the date of this letter, please contact us again for the latest information.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Faith Garcia
Environmental Review Coordinator
Phone: (302) 735-8665
Cell: (302) 443-3812
Email: christinefaith.garcia@delaware.gov
89 Kings Highway
Dover, DE 19901

(See invoice on next page)

INVOICE - PAYMENT DUE

It is our policy to charge a fee for this environmental review service. This letter constitutes an invoice for $35.00 ($35.00/hour for a minimum of one hour). Please make your check payable to "Delaware Division of Fish and Wildlife" and submit to:

DE Division of Fish and Wildlife
97 Commerce Way, Suite 106
Dover, DE 19904
ATTN: DFW Fiscal

In order for us to properly process your payment, you must reference "GTA 2025 Azalea Woods – Offsite Outfall**" on your check.**

cc: DFW Fiscal; Code to 72900

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
Phone: (410) 573-4599 Fax: (410) 266-9127

In Reply Refer To: 07/15/2025 15:00:46 UTC
Project code: 2025-0121681
Project Name: Azalea Woods - Offsite Outfalls

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Record of project representative's no effect determination for 'Azalea Woods - Offsite Outfalls'

Dear Kevin Slade:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 15, 2025, for 'Azalea Woods - Offsite Outfalls' (here forward, Project). This project has been assigned Project Code 2025-0121681 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions

occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Chesapeake Bay Ecological Services Field Office and reference Project Code 2025-0121681 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Azalea Woods - Offsite Outfalls

2. Description

The following description was provided for the project 'Azalea Woods - Offsite Outfalls':

> The Azalea Woods project includes a proposed stormwater outfall and swale along the northern edge of Briarwood Road, West Gravel Hill Road in the vicinity of Round Pole Branch and north of Ruxton Drive in the vicinity of Round Pole Branch, located in Sussex County Delaware.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.72332685,-75.3127793,14z

DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

9. Will the action result in effects to a culvert or tunnel at any time of year?

   No

10. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

13. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

18. Will the action include drilling or blasting?

    No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

23. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    No

24. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

25. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

26. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known tricolored bat hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

27. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

28. Has a presence/probable absence bat survey targeting the tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

29. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    Yes

30. Do you have any documents that you want to include with this submission?

    Yes

    SUBMITTED DOCUMENTS

    - *31242339 AERIAL.pdf https://ipac.ecosphere.fws.gov/project/KZA7UAVNJFFXHJ5YC5SIFUJLSY/projectDocuments/164945946*
    - *31242339 USGS.pdf https://ipac.ecosphere.fws.gov/project/KZA7UAVNJFFXHJ5YC5SIFUJLSY/projectDocuments/164945947*
    - *31242339 SLM.pdf https://ipac.ecosphere.fws.gov/project/KZA7UAVNJFFXHJ5YC5SIFUJLSY/projectDocuments/164945948*

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kevin Slade
Address: 3445 Box Hill Corporate Center Drive
City: Abingdon
State: MD
Zip: 21009
Email kslade@gtaeng.com
Phone: 4105159446

Copy of Applicable Deeds

Tax Map Parcel No. # 1-35 11.00 66.00
Prepared by and Return to
Jeremy S. Friedberg
Leitess Friedberg PC
10451 Mill Run Circle, Suite 1000
Baltimore MD 21117

THIS DEED, made on March 10, 2014,

BETWEEN LAND-LOCK, LLC, a Delaware limited liability company, having a business address of 26412 Broadkill Rd Milton DE 19968-2955, party of the first part,

AND

ROB THE RANGER LLC, a Delaware limited liability company, having a business address of 10451 Mill Run Circle, Suite 1000, Baltimore, MD 21117 ("Lender"), party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ONE AND 00/100 DOLLARS ($1.00) Current Lawful Money of the United States of America and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns:

LEGAL DESCRIPTION:

See attached "Exhibit A"

BEING the same lands conveyed unto Land-Lock, LLC by Deed of Townsends, Inc., dated October 15, 2002, and being of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 2763, page 86.

THIS DEED is an absolute conveyance, the party of the first part having sold the above-described property to the party of the second part for a fair and adequate consideration, such consideration, in addition to that above recited, being the satisfaction of the party of the first part's obligations to Lender, relating to its mortgage on the above-described real property, dated September 29, 2004, said mortgage being a first mortgage and of record in the Sussex County Office of the Recorder of Deeds, in Mortgage Book 7099, Page 154, and the note or bond

NJ

CR

secured thereby. The party of the first part declares that this conveyance is freely and fairly made, and that there is no agreement, oral or written between the parties, other than as recited in this deed, any estoppel affidavit executed on or about this date.

IN WITNESS WHEREOF, the party of the first part has hereunto set his/her Hand and Seal, the day and year aforesaid.

LAND-LOCK, LLC

Attest

(SEAL)

Name: Don Lockwood

Title: Manager/Member

STATE OF DELAWARE :

:ss

COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 6th day of March, in the year of our Lord, two thousand and fourteen personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, Don Lockwood, the authorized manager of Land-Lock, LLC, party to this Indenture, known to me personally to be such, and she acknowledged this Indenture to be her Act and Deed.

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

Notary Public Signature

Notary Public

NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 09-27-15

Consideration: .00

County	.00
State	.00
Town Total	.00

Received: Kara S Sep 18,2014

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain tract of land situated in Georgetown and Broadkill Hundreds, Sussex County, Delaware, fronting on the northerly side of the Georgetown-Lewes Highway (U. S. Route 9) at 70 feet wide, adjoining lands now or formerly of Leslie Kaye Lingo, Trustee, of Milton A. and Grace E. McCabe, of Kay M. Moore, et al, of Kay M. Moore, of Douglas W. and Barbara E. Mcilvaine, of Scott J. Batz and Ruth E. Smith, of Louis J. and Janice Cooper Sensi, of Kenneth P. and Bonnie Faith Sunnergren, of Blanch I. and William H. Prettyman, Jr., of Irma M. and William H. Prettyman, Jr., and of John Floyd Lingo, said to contain 132.88 acres of land, more or less, as shown on a Boundary Survey prepared for Townsend's Inc., as prepared by Meridian Consulting Engineers, L.L.C., Robert V. Sigler, PLS dated September 30, 2002 and of record in the office of the Recorder of Deeds in and for Sussex County in Plot Book 77 page 22, and more particularly described, in accordance with a boundary survey plat prepared by Meridian Consulting Engineers dated September 21, 2002, as follows:

BEGINNING at an iron rebar found on the northerly side of the Georgetown- Lewes Highway at a corner for lands of Leslie Kaye Lingo, Trustee; thence proceeding with said northerly line of said highway South 62 degrees 00 minutes 00 seconds West 1382.55 feet to a point at a corner for lands of Milton A. and Grace E. McCabe distant, on a bearing of North 22 degrees 32 minutes 49 seconds West, 4.52 feet from a found concrete monument; thence running with said McCabe lands North 22 degrees 32 minutes 49 seconds West, passing a disturbed iron pipe found at 813.73 feet, a total of 1546.82 feet to a concrete monument found at a corner for lands of Kay M. Moore, et al; thence running with said Moore lands South 85 degrees 49 minutes 49 seconds East, passing over an iron pipe found at 789.41 feet, a total of 803.36 feet to a point in the centerline of Round Pole Branch; thence running with said centerline of Round Pole Branch and lands of Kay M. Moore, of Douglas and Barbara McIlvaine, of Scott Batz and Ruth Smith, of Louis and Janice Sensi and of Kenneth and Bonnie Sunnergren the following 6 courses and distances: 1) North 18 degrees 44 minutes 14 seconds East 281.05 feet, 2) North 14 degrees 57 minutes 49 seconds West 164.04 feet, and 3) North 47 degrees 38 minutes 18 seconds West 79.21 feet, 4) North 4 degrees 57 minutes 47 seconds East 1083.38 feet, 5) North 32 degrees 9 minutes 35 seconds East 429.93 feet, and 6) North 44 degrees 12 minutes 8 seconds East 84.31 feet to a point at a corner for lands of Blanche and William H. Prettyman, Jr.; thence running with said Prettyman lands South 74 degrees 25 minutes 26 seconds East, passing over a marble monument found at 12.94 feet, a total of 754.16 feet to another marble monument found at a corner for lands of Irma and William H. Prettyman, Jr.; thence running with said second tract of Prettyman lands South 68 degrees 34 minutes 18 seconds East 1028.30 feet to an iron pin set at a corner for lands of John Floyd Lingo, Trustee; thence finally running with said lands of John Floyd Lingo and partly with aforementioned lands of Leslie Kaye Lingo South 21 degrees 47 minutes 58 seconds West, passing over an iron rebar found at 2397.69 feet, a total of 2970.43 feet to an iron rebar found on the northerly side of the Georgetown-Lewes Highway, the point of beginning; containing 132.88 acres of land, more or less.

Parcel ID No. 1-35 11.00 66.00

Electronically Recorded Document# 2021000020935 BK: 5436 PG: 258
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Consideration: $5,600,000.00 County/Town: $84,000.00 State: $140,000.00 Total: $224,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP AND PARCEL #: 135-11.00 32.04, 49.00 & 56.00
PREPARED BY & RETURN TO:
Steen, Waehler & Schrider-Fox, LLC
92 Atlantic Avenue, Unit B
Ocean View, DE 19970
File No. 21-2284/JRP

THIS DEED, made this 31st day of March, 2021,

- BETWEEN -

SHINGLE POINT PROPERTIES, LLC, a Delaware limited liability company, of 323 N. Heron Gull Court, Ocean City, MD 21842, party of the first part,

- AND -

AZALEA WOODS, LLC, a Delaware limited liability company, of 506 Main Street, Suite 300, Gaithersburg, MD 20878, as sole owner, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **One and 00/100 Dollars ($1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs, executors, administrators, successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THOSE CERTAIN PARCELS as shown on that certain plat dated May 8, 2018 prepared by Solutions Integrated Engineering & Management, LLC entitled "Boundary Survey Plan & Wetlands Drawing for Wilson-Moore, Georgetown Hundred, Sussex County, Delaware" recorded March 29, 2021 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Plot Book 335, pages 70-71, and further described as follows, to wit:

Parcel One: Tax Map & Parcel No. 135-11.00-32.04

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being situate in the Georgetown Hundred, Sussex County, Delaware, being located on the northerly side of U.S. Route 9, (also known as State Route 404), said property being the same lands and premises

Document# 2021000020935 BK: 5436 PG: 259
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Doc Surcharge Paid

obtained from Monroe E. Brittingham, Jr., by Deed dated August 7, 2014, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4293, Page 276, hereinafter described by metes and bounds, referenced to the Delaware State Plane North, NAD 83.

BEGINNING at an iron rod and cap found at the intersection of the northerly line of U.S. Route 9 (also known as State Route 404) as widened and shown on a plat recorded in the aforesaid Office of the Recorder of Deeds in Plat Book 206 page 74 and the westerly line of the lands, now or formerly, of Rodwill, Inc., as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3856, Page 63; the same being the southeast corner of the herein described parcel; thence

1) leaving said lands of Rodwill, Inc., and running by and with a non-tangential curve turning to the right with a radius of 5879.58 feet, with an arc length of 100.29 feet, and with a chord bearing and distance of South 68 degrees 28 minutes 28 seconds West 100.29 feet to an iron rod and cap set, thence,

2) leaving said Route 9 and running a new course through the lands of the first party hereto for the following two (2) courses, North 04 degrees 23 minutes 19 seconds West 1634.22 feet to an iron rod and cap found, thence running,

3) North 58 degrees 52 minutes 24 seconds West 117.75 feet to an iron pipe found on the southerly line of lands, now or formerly, of Glatfelter Holdings, LLC as described in a deed in the aforesaid Office of the Recorder of Deeds in Deed Book 3948 page 227; the same being the northwest corner of the herein described parcel, thence running,

4) by and with said Glatfelter Holdings, North 62 degrees 10 minutes 24 seconds East 208.92 feet to a concrete monument found on the said westerly line of said lands of Rodwill, thence,

5) leaving said Glatfelter Holdings, and running by and with said lands of Rodwill, South 04 degrees 23 minutes 19 seconds East (passing over an iron rod and cap found at 109.84 feet) 1756.17 feet to the point and place of beginning, CONTAINING an area of 3.9719 Acres, more or less.

BEING the same the same lands conveyed unto Shingle Point Properties, LLC by Monroe E. Brittingham, Jr. and Elizabeth S. Brittingham dated March 9, 2018 and recorded March 14, 2018 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4854 page 258.

Pursuant to 25 Del. C. Section 135, the grantor and grantee hereunder do hereby acknowledge that the parcel or parcels conveyed hereunder, or a portion of same, may be subject to a tax ditch right-of-way and/or assessment, or a tax lagoon right-of-way and/or assessment pursuant to an Order of the Superior Court of the State of Delaware in and for Sussex County recorded in the Office of the Recorder of Deeds in and for Sussex county, Delaware, in Book 3 Page 186 and Book 7 Page 95.

Document# 2021000020935 BK: 5436 PG: 260
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Doc Surcharge Paid

Parcel Two: Tax Map & Parcel No. 135-11.00-49.00; TWO (2) TRACTS

TRACT 1:

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being situate in the Georgetown Hundred, Sussex County, Delaware, being located on the easterly side of Shingle Point Road, State Road 249, said property being the same lands and premises obtained from Glatfelter Pulpwood Company by Deed dated December 1, 2011, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 3948, Page 227, hereinafter described by metes and bounds referenced to the Delaware State Plane North, NAD 1983,

BEGINNING at a concrete monument found at a point formed by the intersection of the easterly right-of-way line of Shingle Point Road and the southerly line of the lands, now or formerly, of Midas Properties Inc. as described in a deed recorded in the Office of the Recorder of Deeds in Deed Book 4021, Page247; the same being the northwest corner of the herein described parcel, thence,

1) leaving said Shingle Point Road and running by and with said lands of Midas Properties, South 75 degrees 05 minutes 01 seconds East 1818.07 feet to a concrete monument found on the westerly line of the lands, now or formerly, of William N. and Thomas R. Pepper as described in a deed recorded in the Office of the Recorder of Deeds in Deed Book 3995, Page 301, thence,

2) leaving said lands of Midas Properties and running by and with said lands of Pepper for the following two courses, South 09 degrees 03 minutes 56 seconds West 311.38 feet to a concrete monument found, thence running,

3) South 82 degrees 29 minutes 57 seconds East 915.07 feet to a concrete monument found on the westerly line of the lands of, now or formerly, of Ernest L. Moore as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4384, Page 300, thence,

4) leaving said lands of Pepper and running by and with said lands of Moore and also with a line of marked witness trees, South 26 degrees 21 minutes 32 seconds East 1419.12 feet to an iron rod and cap set on the northerly line of lands, now or formerly, of Lisa A. Jester as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3361, Page 187, thence,

5) leaving said lands of Moore and running by and with said lands of Jester, South 74 degrees 18 minutes 32 seconds West 235.96 feet to an iron rod and cap set, thence,

6) continuing with said lands of Jester and with the lands, now or formerly, of Dale A. & Kathy Hamilton Philips as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3942, Page 17, and also with a line of marked witness trees, South 07 degrees 46 minutes 24 seconds East (passing over an iron rod and cap set at a distance of 1682.06 feet), 2262.01 feet

to a point in the center of Koeppel-Robinson Tax Ditch and on the northerly line of the lands, now or formerly, of Weston Willow, LLC as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4815, Page 197, thence,

7) leaving said lands of Phillips and running with said lands of Weston Willow and said Koeppel–Robinson Tax Ditch for the following two courses, South 82 degrees 50 minutes 29 seconds West 288.79 feet to an iron rod and cap set, thence running,

8) North 24 degrees 39 minutes 31 seconds West 473.93 feet to a concrete monument found, thence,

9) continuing with said lands of Weston Willow, lands, now or formerly, of Rodwill, Inc. as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3856, Page 63, lands, now or formerly, of Monroe E. Jr. and Elizabeth S. Brittingham as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4293, Page 276, and lands, now or formerly, of Sequoia Landscaping Inc. as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4704 , Page 313, South 62 degrees 10 minutes 24 seconds West (crossing over a concrete monument found at 73.85 feet, an iron pipe found at 90.15 feet, a concrete monument found at 399.78 feet and an iron pipe found at 608.70 feet) 766.70 feet to a concrete monument found, thence,

10) continuing with said lands of Sequoia Landscaping and lands, now or formerly, of Angel Crespo and Mersini R. Stephanis as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 2594 , Page 279, South 23 degrees 17 minutes 28 seconds West (crossing over an iron pipe found at 104.25 feet) 397.43 feet to a concrete monument found on the northerly line of the lands, now or formerly, of William and Dawn Thompson as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3467, Page 332, thence,

11) leaving said lands of Crespo and Stephanis and running with said lands of Thompson for the following four courses, South 89 degrees 34 minutes 50 seconds West 365.69 feet to a concrete monument found, thence running,

12) North 01 degrees 59 minutes 01 seconds West 613.09 feet to a concrete monument found, thence running,

13) North 82 degrees 19 minutes 04 seconds West 613.35 feet to a concrete monument found, thence running,

14) South 14 degrees 22 minutes 58 seconds West 1769.57 feet to a concrete monument found at the northerly line of lands, now or formerly, of Issa K. Ayoub, et al., as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 1042, Page 18, thence,

15) leaving said lands of Thompson and running by and with said lands of Ayoub, lands, now or formerly, of Harold E. Dukes and lands, now or formerly, Phillip Wolfe, Sr. as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3240, Page 181, North 72

degrees 35 minutes 36 seconds West (passing over an iron pipe found at 730.85 feet) 1274.65 feet to a concrete monument found on aforesaid easterly right-of-way line of Shingle Point Road, thence,

16) leaving said lands of Wolfe and running by and with said Shingle Point Road for the following nine courses, North 11 degrees 53 minutes 18 seconds East 446.64 feet to a point, thence running,

17) by and with a curve turning to the left with a radius of 2360.01 feet, with an arc length of 459.70 feet, and with a chord bearing and distance of North 06 degrees 18 minutes 29 seconds East 458.97 feet to a point, thence running,

18) North 00 degrees 43 minutes 40 seconds East 484.11 feet to a point, thence running,

19) by and with a curve turning to the left with a radius of 1945.06 feet, with an arc length of 98.78 feet, and with a chord bearing and distance of North 00 degrees 43 minutes 38 seconds West 98.77 feet to a point, thence running,

20) North 87 degrees 49 minutes 05 seconds East 5.00 feet to a point, thence running,

21) by and with a non-tangential curve turning to the left with a radius of 1950.06 feet, with an arc length of 102.09 feet, and with a chord bearing and distance of North 03 degrees 40 minutes 55 seconds West 102.08 feet to a point, thence running,

22) South 84 degrees 49 minutes 06 seconds West 5.00 feet to a point, thence running,

23) by and with a non-tangential curve turning to the left with a radius of 1945.06 feet, with an arc length of 176.33 feet, and with a chord bearing and distance of North 07 degrees 46 minutes 43 seconds West 176.27 feet to a point, thence running,

24) North 10 degrees 22 minutes 33 seconds West 563.36 feet to an iron pipe found on the southerly line of the lands, now or formerly, of W. Edward Metz Trustees, et al. as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3000, Page 162, thence,

25) leaving said Shingle Point Road and running by and with said lands of Metz, North 74 degrees 54 minutes 22 seconds East 2805.36 feet to a concrete monument found, thence,

26) continuing with said lands of Metz, and with the lands, now or formerly, of Nancy Lou Whelen as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4742, Page 194, North 24 degrees 10 minutes 47 seconds West (passing over an iron pipe found at 741.36 feet) 1127.62 feet to a point on the easterly line of the lands, now or formerly, of Robert C., II and Kristi M. Marsh as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 4569, Page 1, thence,

27) leaving said lands of Whelen and running by and with said lands of Marsh for the following two courses, North 25 degrees 45 minutes 23 seconds West 699.49 feet to a concrete monument found, thence running,

28) South 49 degrees 50 minutes 44 seconds West 282.15 feet to a concrete monument found, thence,

29) continuing with said lands of Marsh, lands, now or formerly, of Marie A Bordes as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 2894, Page 137, lands, now or formerly, of Charles J. and Dorothy L Bush as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 1875, Page 292, and lands, now or formerly, of Lester Harper, III and Ruth Clark Maloney as described in a deed recorded in said Office of the Recorder of Deeds in Deed Book 1904, Page 40, North 82 degrees 32 minutes 29 seconds West (passing over an iron pipe found at 1,089.16 feet, and an iron pipe found at 1,264.90 feet) 1,625.80 feet to a concrete monument found on said easterly right-of-way line of Shingle Point Road, thence,

30) leaving said lands of Harper and Maloney and running by and with said Shingle Point Road for the following six courses, by and with a non-tangential curve turning to the right with a radius of 1397.39 feet, with an arc length of 263.99 feet, and with a chord bearing and distance of North 32 degrees 45 minutes 26 seconds East 263.60 feet to a point, thence running,

31) North 39 degrees 10 minutes 54 seconds East 299.52 feet to a point, thence running,

32) South 50 degrees 49 minutes 06 seconds East 5.00 feet to a point, thence running,

33) North 39 degrees 10 minutes 54 seconds East 200.00 feet to a point, thence running,

34) North 50 degrees 49 minutes 06 seconds West 5.00 feet to a point, thence running,

35) North 39 degrees 10 minutes 54 seconds East 133.29 feet to the point and place of beginning, CONTAINING an area of 258.7562 Acres, more or less.

BEING the same lands conveyed to Shingle Point Properties, LLC by Glatfelter Holdings, LLC dated March 9, 2018 and recorded in the Office of the Recorder of Deeds in and for Sussex County Delaware in Deed Book 4854 page 263.

TRACT 2:

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being situate in the Georgetown Hundred, Sussex County, Delaware, being located on the westerly side of, but not binding upon, Gravel Hill Road, SCR 248 and the northerly side of, but not binding upon, U.S. Route 9, SCR 404, being a portion of the lands of Lisa A. Jester obtained by a deed recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed

Book 3361, Page 187; hereinafter described by metes and bounds referenced to the Delaware State Plane North, NAD 1983,

COMMENCING at a point formed by the intersection of the southerly line of lands, now or formerly of Ernest L. Moore as described in the said Office of the Recorder of Deeds in Deed Book 4384, Page 300, and the centerline of Gravel Hill Road, SCR 248, thence, leaving said Gravel Hill Road and running by and with said lands of Moore, South 74 degrees 18 minutes 32 seconds West 1679.27 feet to a point on easterly line of the lands of said Glatfelter, thence, by and with said Glatfelter, South 07 degrees 46 minutes 24 seconds East 1682.06 feet to said point and place of beginning.

BEGINNING at an iron rod and cap set at the intersection of the northerly line of the lands, now or formerly, of Dale A. Phillips and Kathy Hamilton Phillips as described in a deed recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 3942, Page 17, and the easterly line of the lands, now or formerly, of Glatfelter Holdings, LLC, as described in a deed recorded the aforesaid Office of the Recorder of Deeds in Deed Book 3948, Page 227, same being the southwest corner of the herein described parcel, thence,

1) leaving said point of beginning and the said lands of Phillips, reversing the last-mentioned course and running by and with a line of marked trees and with said lands of Glatfelter Holdings LLC, North 07 degrees 46 minutes 24 seconds West 1682.06 feet to an iron rod and cap set for the northwest corner of the herein described parcel, thence,

2) continuing with said lands of Glatfelter and with said lands of Ernest L. Moore,
North 74 degrees 18 minutes 32 seconds East (crossing over an iron rod and cap set at 235.96 feet) 300.40 feet to a metal post found for the northeast corner of the herein described parcel, thence,

3), leaving said lands of Moore and running through the lands of Lisa Jester the following five courses, South 17 degrees 46 minutes 12 seconds East 420.20 feet to an iron rod and cap found, thence running,

4) South 20 degrees 39 minutes 29 seconds East 531.89 feet to an iron rod and cap found, thence running,

5) South 33 degrees 24 minutes 15 seconds East 170.81 feet to an iron rod and cap found, thence running,

6) South 40 degrees 31 minutes 40 seconds East 186.23 feet to an iron rod and cap found, thence running,

7) South 34 degrees 07 minutes 48 seconds East 199.63 feet to an iron rod and cap found on the aforesaid lands of Phillips for the southeast corner of the herein described parcel, thence running,

Document# 2021000020935 BK: 5436 PG: 265
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Doc Surcharge Paid

8) by and with said lands of Phillips for the following two courses, South 70 degrees 02 minutes 21 seconds West 17.03 feet to an iron rod and cap found, thence running,

9) South 60 degrees 10 minutes 30 seconds West 793.78 feet to the point and place of beginning, CONTAINING an area of 17.6982 Acres of land, more or less.

BEING the same lands conveyed to Shingle Point Properties, LLC by Lisa Jester dated June 29, 2018 and recorded July 5, 2018 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4913 page 227.

As to both Tract 1 and Tract 2, Pursuant to 25 Del. C. Section 135, the grantor and grantee hereunder do hereby acknowledge that the parcel or parcels conveyed hereunder, or a portion of same, may be subject to a tax ditch right-of-way and/or assessment, or a tax lagoon right-of-way and/or assessment pursuant to an Order of the Superior Court of the State of Delaware in and for Sussex county recorded in the Office of the Recorder of Deeds in and for Sussex county, Delaware, in Book 3 Page 186 and Book 7 Page 95.

Parcel Three: Tax Map & Parcel No. 135-11.00-56.00

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being situate in the Georgetown Hundred, Sussex County, Delaware, being located on the westerly side of Gravel Hill Road, SCR 248, said property being the same lands and premises obtained from Ernest L. Moore, Successor Trustee of the Ralph L. Moore, Revocable Trust U/A by Deed dated April 2, 2015, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4384, Page 300, hereinafter described by metes and bounds, referenced to the Delaware State Plane North, NAD 1983,

BEGINNING at a point formed by the intersection of the centerline of County Road 248, also known as Gravel Hill Road, (60' Permanent Easement) and the southerly line of the lands, now or formerly, of William R. Pepper & Thomas R. Pepper as described in a deed recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 3995, Page 301, the same being the northeast corner of the herein described parcel, thence,

1) leaving said lands of Pepper and running by and with said centerline of Gravel Hill Road for the following three courses, South 27 degrees 00 minutes 12 seconds East 178.48 feet to a point, thence running,

2) by and with a curve turning to the right with a radius of 5729.58 feet, with an arc length of 539.40 feet, and with a chord bearing and distance of South 24 degrees 18 minutes 23 seconds East 539.20 feet to a point, thence running,

3) South 21 degrees 36 minutes 33 seconds East 20.30 feet to a point on the northerly line of the lands, now or formerly, of Lisa A. Jester as described in a deed recorded in the Office of the Recorder of Deeds in Deed Book 3361, Page 87, the same being the southeast corner of the

Document# 2021000020935 BK: 5436 PG: 266
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Doc Surcharge Paid

herein described parcel, thence leaving said Gravel Hill Road and running by and with said lands of Jester,

4) South 74 degrees 18 minutes 32 seconds West (passing over an iron rod and cap set at 30.16 feet and an metal post found at 1,378.87 feet) 1443.31 feet to an iron rod and cap set for the southwest corner of the herein described property on the easterly line of the lands, now or formerly, of Glatfelter, Holdings LLC as described in a deed recorded in a deed recorded in said Office of the Recorder of Deeds in Deed Book 3948, Page 227, thence leavings said lands of Jester and running by and with said lands of Glatfelter Holdings and a line of marked trees,

5) North 26 degrees 21 minutes 32 seconds West 1419.12 feet to a concrete monument found for the northwest corner of the herein described property, on said southerly line of Pepper, thence leaving said lands of Glatfelter Holdings and running

6) South 82 degrees 55 minutes 53 seconds East (passing over an iron pipe found at 1683.93 feet) 1722.24 feet to the point and place of beginning, CONTAINING an area of 35.5937 Acres more or less

BEING the same lands conveyed to Shingle Point Properties, LLC by Ernest L. Moore dated March 9, 2018 and recorded March 14, 2018 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4854 page 261

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, Delaware.

[INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

Document# 2021000020935 BK: 5436 PG: 267
Recorder of Deeds, Scott Dailey On 3/31/2021 at 12:03:46 PM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the said Shingle Point Properties, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Keith A. Coffin, Manager of Shingle Point Properties, LLC, the day and year first above written.

SHINGLE POINT PROPERTIES, LLC
a Delaware limited liability company

Witness

By: _____(SEAL)
Keith A. Coffin, Manager

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 31st day of March, A.D. 2021, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Keith A. Coffin, Manager of Shingle Point Properties, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Manager is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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

Notary Public

My Commission Expires: N/A

JANE R. PATCHELL
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A) 3

Copy of Agreement between Rob the Ranger, LLC and Azalea Woods, LLC

Name(s) of Property Owner: Rob The Ranger, LLC

Tax Parcel ID#: 135-11.00-66.00

Address: 16255 Sussex Hwy

Bridgeville, DE 19933

Date: 9/22/2025

The undersigned Property Owner hereby agrees to grant a drainage and maintenance easement, containing approximately 1,064.56 square feet of land unto the Azalea Woods, LLC, an affiliate company of Natelli Communities Limited Partnership, for the purpose of installing drainage facilities in connection with the improvement of Gravel Hill Road and the Azalea Woods Community. The proposed easement area is shown on the attached drawing. All work and maintenance to be performed by Azalea Woods, LLC, the party responsible for constructing and maintaining the drainage facilities, once the easement is signed and State approvals are granted.

Azalea Woods, LLC will be responsible for repairing any damage to your property caused by work in the easement area by its contractors. Surveyors and other contractors may require access to the easement area before construction begins. Azalea Woods, LLC will notify you in advance of any work on your property.

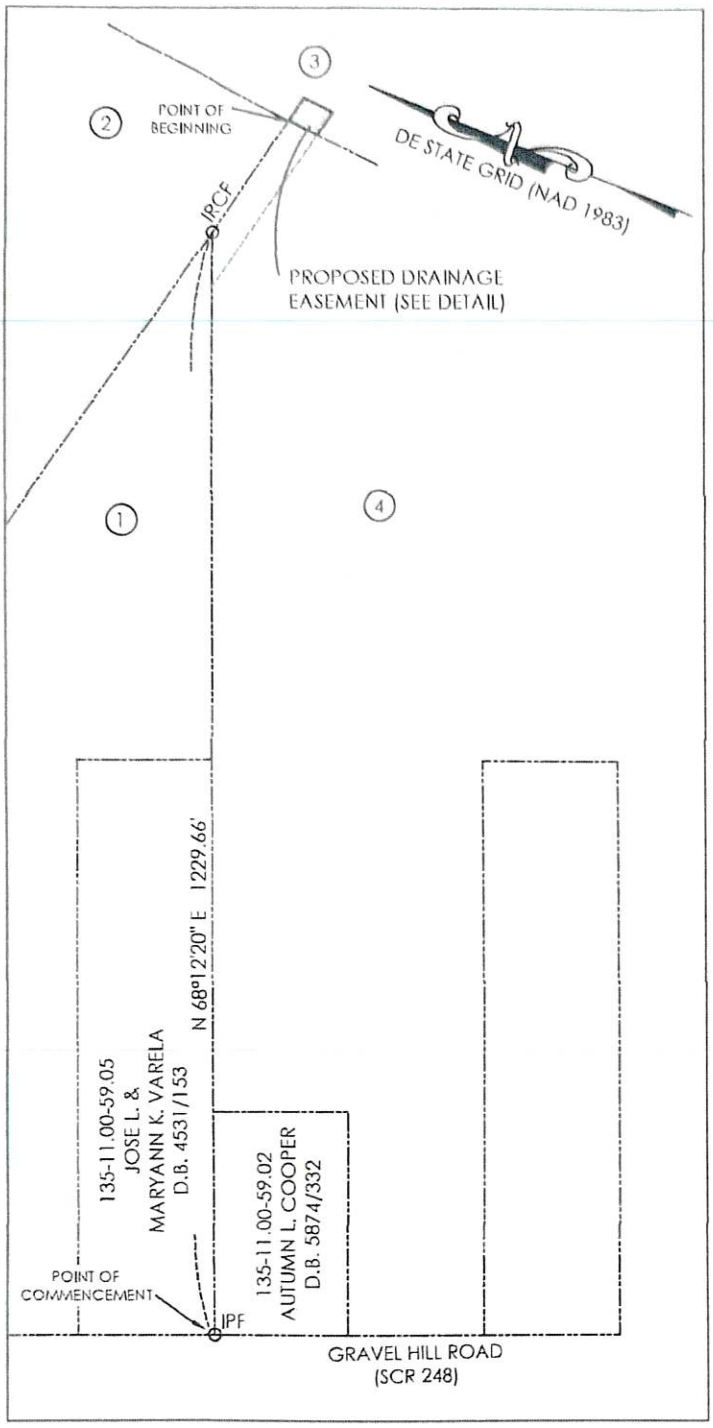
If you have any questions, please contact Ryan MacPhee: 732-768-0324.

Agreed and Accepted:

Robert Lisle, Manager

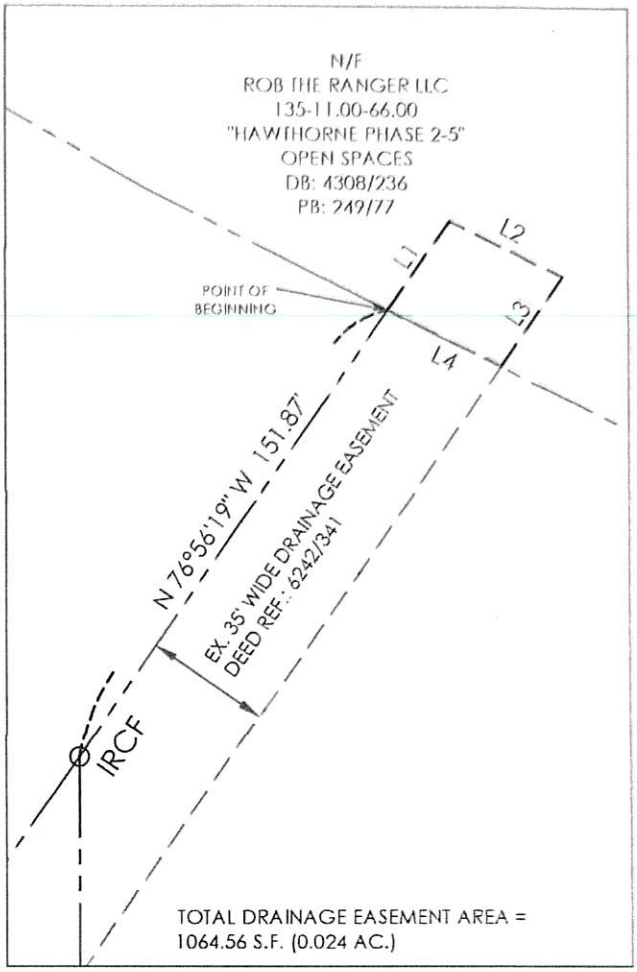
Azalea Woods, LLC

By: _____



PARCEL PLAN VIEW

SCALE: 1"=200'



EASEMENT DETAIL

SCALE: 1"=50'

LINE	BEARING	DISTANCE
L1	N 76°56'19" W	30.47'
L2	N 04°47'54" E	35.37'
L3	S 76°56'19" E	30.36'
L4	S 04°37'34" W	35.38'

PROPERTY OWNER INFORMATION	
①	135-11.00-59.09 AZALEA WOODS LLC D.B. 6210/94
②	135-11.00-59.10 SCOTT J. & RUTH E. BATZ D.B. 2336/254
③	135-11.00-66.00 ROB THE RANGER, LLC D.B. 4308/236
④	135-11.00-59.08 ISAAC R. III & SUZANNE K. BLAIR D.B. 5624/236

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
www.solutionsipem.com

EASEMENT
TO BENEFIT
AZALEA WOODS, LLC
TAX ID 135-11.00-66.00
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

Drawn:	ML
Scale:	AS SHOWN
Date:	9/4/25
Job No:	18003

DNREC Letter of No Objection

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

July 10, 2025

Donald Pogwist
Solutions IPEM
3003 Merritt Mill Road

RE: Parcel # 135-11.00-49.01, 135-11.00-49.03 & 135-11.00-59.09, Azalea Woods

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Solutions IPEM for the above noted property within the Koeppel Robinson Tax Ditch Watershed.

My office has **no objection** to the works of improvement to these parcels as described in the development plans entitled "Azalea Woods Alternate Outfall", last revision date of 5-15-2025.

- Conditions and responsibilities outlined in the Koeppel Robinson Tax Ditch Court Order Change (COC) Number 13 are adhered to.

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

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

- Environmental permit or exemption coverage may be necessary from the County Conservation District (Erosion & Sediment Control Approval), DNREC Sediment and Stormwater (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.

- Any proposed riprap shall be installed so that the top of the riprap is at or below existing grade of the channel to not obstruct flow.

- Stormwater Management Facilities and associated infrastructure are the responsibility of

the private landowner or HOA even if located within the tax ditch channel.

Please note that changes to the Koeppel Robinson Tax Ditch as a result of this project per Court Order Change (COC) Number 13 which became effective on July 2, 2025 (see attached copy of COC #[13]).

Upon any future submissions of proposed plans for this parcel to other regulatory or jurisdictional agencies, please resubmit to our office for review and verification of proposed project.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner(s).

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

Sincerely,

Jordan Watson
Jordan Watson
Planner IV

cc: John Justice, Sussex Conservation District, Plan Reviewer
Melissa Hubert, DNREC Drainage Program
Amy Reed, DNREC Drainage Program

Prepared by: DNREC
Division of Watershed Stewardship
Return to: 21209 Berlin Road, Unit 6
Georgetown, DE 19947

KOEPPEL-ROBINSON TAX DITCH C.A. #06M-11-112

COURT ORDER CHANGE NO. 13
(SUSSEX COUNTY)

Pursuant to 7 *Del. C.* § 4189(2), all affected Landowners hereby seek to alter the Koeppel-Robinson Tax Ditch, C.A. #06M-11-112, on the terms and conditions set forth herein:

RECITALS

WHEREAS, the present Landowners of Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch desire to change the watershed boundary and assessment bases of the Koeppel-Robinson Tax Ditch as set forth here: and

WHEREAS, as a result of the desired change, the Landowners of Property Nos. 12D, 393, and 461 seek alterations to the Koeppel-Robinson Tax Ditch that affect Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch; and

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

WHEREAS, DNREC, Division of Watershed Stewardship, has reviewed the request to alter the Koeppel-Robinson 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. 12D, 393, and 461 of Koeppel-Robinson and the Officer of the Koeppel-Robinson Tax Ditch, hereby agree as follows:

1) **ALTERATIONS TO KOEPPEL-ROBINSON TAX DITCH BOUNDARIES:**

   a. The Landowners of Property Nos. 12D, 393, and 461 desire to change the boundary of this Tax Ditch; and

      i. The Landowners of Property Nos. 12D, 393, and 461 desire to increase the acreage draining into this Tax Ditch.

2) **ALTERATIONS TO ASSESSMENT BASE:**
   The Landowners of Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch agree to pay a one-time special assessment in the amount of $50,063.86, to the Koeppel-Robinson Tax Ditch organization as provided for in 7 *Del. C.* § 4188(c). Said "special assessment" payment must be received by the Koeppel-Robinson Tax Ditch prior to the submission of the Court Order Change to the Prothonotary's Office.

   a. The Landowners of Property Nos. 393, and 461 agree to an increase of the individual property assessment base for Property Nos. 393, and 461 as shown below; and

Tax Ditch Property Assessment Changes:

Property Designation	Name and Address	Acres Within Drainage Area	Per Acre Cost	Assessment Base
135-11.00-49.01 (393)	Azalea Woods, LLC 506 Main Street Gaithersburg, MD 20878	67 Lots	$25.00	$1,675.00
135-11.00-49.03 (461)	Azalea Woods, LLC 506 Main Street Gaithersburg MD 20878	91 Lots	$25.00	$2,275.00

3) **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. 12D, 393, and 461 are responsible for ensuring all private drainage infrastructure within the tax ditch rights-of-way provides a minimum of 25' of traversable clearance.

i. Upon execution of this COC the outfall will be constructed immediately as illustrated in detail "TEMPORARY FES-M1 AND RIPRAP PROTECTION LOCATION" on Sheet 3 of Plan Set "Azalea Woods Alternate Outfall", with a revision date of 5/15/25;

ii. Within 6 months of receipt of the permits required for construction of the outfall, as illustrated in the detail entitled "PERMANENT FES-M1 AND RIPRAP PROTECTION LOCATION" on Sheet 3 of Plan Set "Azalea Woods Alternate Outfall", with a revision date of 5/15/25, the permanent outfall will be constructed

4) **GENERAL PROVISIONS:**

a. The Landowners of Property Nos. 12D, 393, and 461 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. 12D, 393, and 461 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. The Tax Ditch organization is not responsible for any damages to structures located within the Tax Ditch ROW, including but not limited to roadways, curbing, sidewalks, buildings, sheds, decks, pools, play structures and landscaping that may occur during tax ditch maintenance activities.

c. This Court Order Change is not intended to otherwise modify the Rights and Obligations of the Koeppel-Robinson Tax Ditch Organization under Chapter 41 of Title 7 of the Delaware Code.

d. 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.

e. 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. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch and the Officer of Koeppel-Robinson Tax Ditch, with the approval of DNREC, Division of Watershed Stewardship have caused this Court Order Change to be duly executed.

Azalea Woods, LLC, a Delaware limited liability company

By: Natelli Communities, LLC,
Sole Member

Witness Signature — Date: 6.23.2025 — Michael J. Natelli
Printed Name: Catherine A. Leitner
General Manager
(prop. 12D) 135-11.00-59.09
(prop. 393) 135-11.00-49.01
(prop. 461) 135-11.00-49.03

Witness Signature — Date: 7-2-25 — Signature

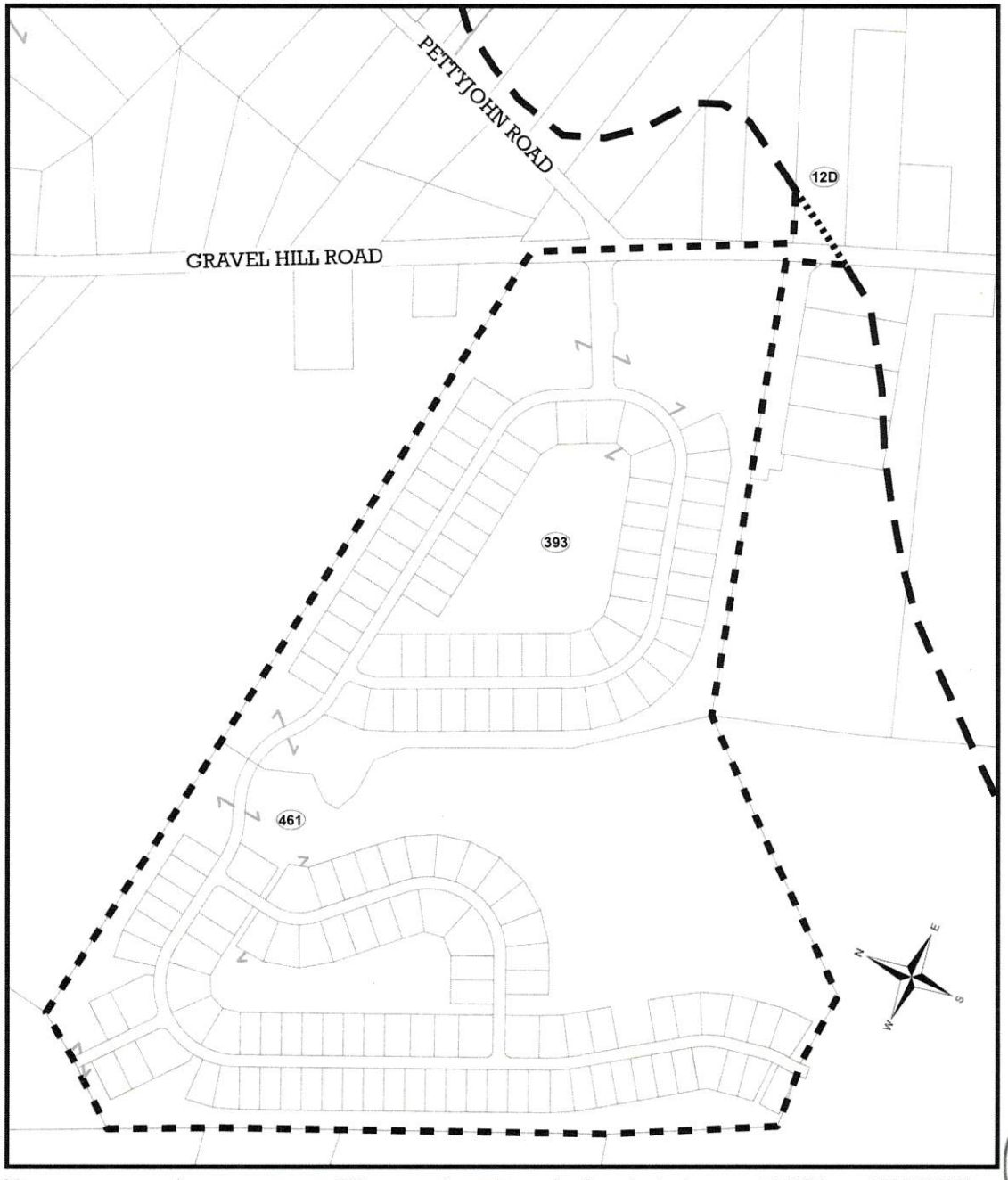
Printed Name: Jordan Watson

Printed Name: Dale Phillips
Chairman,
Koeppel-Robinson Tax Ditch

APPROVED: DIVISION OF WATERSHED STEWARDSHIP — Date: 7-2-25

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

Koeppel-Robison Tax Ditch
Court Order Change No. 13 (Sussex County)
Change in Watershed Boundary.



‡ 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 (Z)
- Property Code (148A)
- Watershed Existing
- Watershed Change
- Watershed Eliminated

500 0 500 Feet

1:6,000

Map Created by: johnrinkster Date: May 19, 2025

Property Lines are from Sussex County online sources at 1"=400' for parcel 135-11.00-59.09, 135-11.00-49.01 to 135-11.00-49.04 inclusive, and 135-11.00-411.00 to 135-11.00-567.00 inclusive at https://map.sussexcountyde.gov/OnlineMap/Map.html. Date of review: 01 May 2025.

Court Change Order 13

Document # 2025000026712 BK: 27 PG: 52
On 7/23/2025 at 9:24:55 AM
RECORDER OF DEEDS Alexandra Reed Baker
Sussex County
Consideration: $0.00
Doc Surcharge Paid

Prepared by: DNREC
Division of Watershed Stewardship
Return to: 21209 Berlin Road, Unit 6
Georgetown, DE 19947

KOEPPEL-ROBINSON TAX DITCH C.A. #06M-11-112

COURT ORDER CHANGE NO. 13
(SUSSEX COUNTY)

Pursuant to 7 *Del. C.* § 4189(2), all affected Landowners hereby seek to alter the Koeppel-Robinson Tax Ditch, C.A. #06M-11-112, on the terms and conditions set forth herein:

RECITALS

WHEREAS, the present Landowners of Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch desire to change the watershed boundary and assessment bases of the Koeppel-Robinson Tax Ditch as set forth here: and

WHEREAS, as a result of the desired change, the Landowners of Property Nos. 12D, 393, and 461 seek alterations to the Koeppel-Robinson Tax Ditch that affect Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch; and

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

WHEREAS, DNREC, Division of Watershed Stewardship, has reviewed the request to alter the Koeppel-Robinson 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

SUPERIOR COURT STATE OF DELAWARE

CERTIFIED AS A TRUE COPY
ATTEST: Myrtle A. Thomas
PROTHONOTARY
Per: Margaret Parker 7-14-25
CLERK

FILED PROTHONOTARY
SUSSEX COUNTY
2025 JUL 14 A 10: 35

NOW, THEREFORE, we the undersigned, the Landowners or the Landowners' authorized representatives, of Property Nos. 12D, 393, and 461 of Koeppel-Robinson and the Officer of the Koeppel-Robinson Tax Ditch, hereby agree as follows:

1) **ALTERATIONS TO KOEPPEL-ROBINSON TAX DITCH BOUNDARIES:**

   a. The Landowners of Property Nos. 12D, 393, and 461 desire to change the boundary of this Tax Ditch; and

      i. The Landowners of Property Nos. 12D, 393, and 461 desire to increase the acreage draining into this Tax Ditch.

2) **ALTERATIONS TO ASSESSMENT BASE:**
   The Landowners of Property Nos. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch agree to pay a one-time special assessment in the amount of $50,063.86, to the Koeppel-Robinson Tax Ditch organization as provided for in 7 *Del. C.* § 4188(c). Said "special assessment" payment must be received by the Koeppel-Robinson Tax Ditch prior to the submission of the Court Order Change to the Prothonotary's Office.

   a. The Landowners of Property Nos. 393, and 461 agree to an increase of the individual property assessment base for Property Nos. 393, and 461 as shown below; and

Tax Ditch Property Assessment Changes:

Property Designation	Name and Address	Acres Within Drainage Area	Per Acre Cost	Assessment Base
135-11.00-49.01 (393)	Azalea Woods, LLC 506 Main Street Gaithersburg, MD 20878	67 Lots	$25.00	$1,675.00
135-11.00-49.03 (461)	Azalea Woods, LLC 506 Main Street Gaithersburg MD 20878	91 Lots	$25.00	$2,275.00

3) **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. 12D, 393, and 461 are responsible for ensuring all private drainage infrastructure within the tax ditch rights-of-way provides a minimum of 25' of traversable clearance.

i. Upon execution of this COC the outfall will be constructed immediately as illustrated in detail "TEMPORARY FES-M1 AND RIPRAP PROTECTION LOCATION" on Sheet 3 of Plan Set "Azalea Woods Alternate Outfall", with a revision date of 5/15/25;

ii. Within 6 months of receipt of the permits required for construction of the outfall, as illustrated in the detail entitled "PERMANENT FES-M1 AND RIPRAP PROTECTION LOCATION" on Sheet 3 of Plan Set "Azalea Woods Alternate Outfall", with a revision date of 5/15/25, the permanent outfall will be constructed

4) **GENERAL PROVISIONS:**

a. The Landowners of Property Nos. 12D, 393, and 461 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. 12D, 393, and 461 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. The Tax Ditch organization is not responsible for any damages to structures located within the Tax Ditch ROW, including but not limited to roadways, curbing, sidewalks, buildings, sheds, decks, pools, play structures and landscaping that may occur during tax ditch maintenance activities.

c. This Court Order Change is not intended to otherwise modify the Rights and Obligations of the Koeppel-Robinson Tax Ditch Organization under Chapter 41 of Title 7 of the Delaware Code.

d. 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.

e. 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. 12D, 393, and 461 of the Koeppel-Robinson Tax Ditch and the Officer of Koeppel-Robinson Tax Ditch, with the approval of DNREC, Division of Watershed Stewardship have caused this Court Order Change to be duly executed.

Azalea Woods, LLC, a Delaware limited liability company

By: Natelli Communities, LLC,
Sole Member

Witness Signature — Date: 6.23.2025 — Michael J. Natelli
Printed Name: Catharine A. Leitner
General Manager
(prop. 12D) 135-11.00-59.09
(prop. 393) 135-11.00-49.01
(prop. 461) 135-11.00-49.03

Witness Signature
Printed Name: Jordan Watson

7-2-25
Date

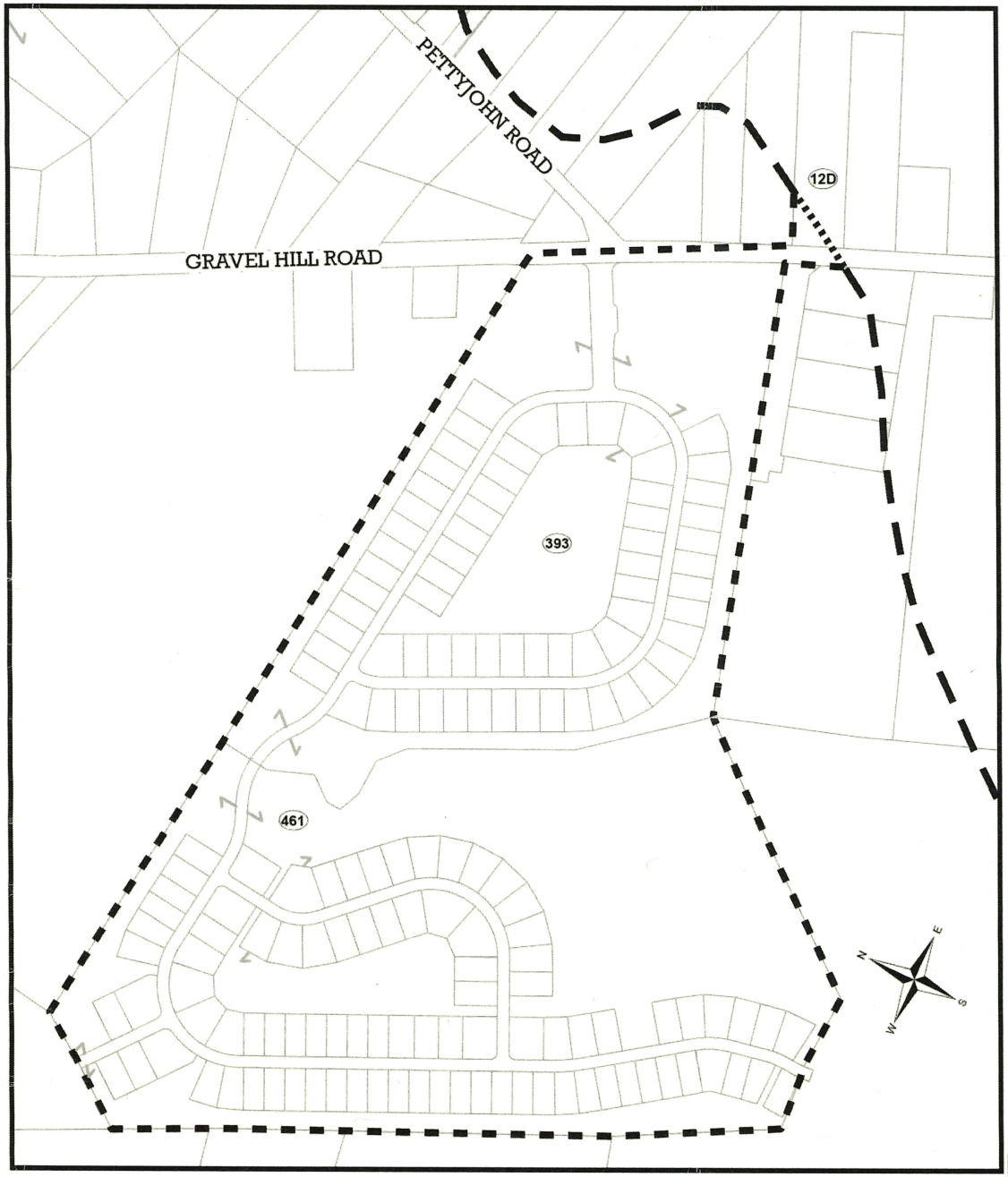
Signature
Printed Name: Dale Phillips
Chairman,
Koeppel-Robinson Tax Ditch

APPROVED: DIVISION OF
WATERSHED STEWARDSHIP

7-2-25
Date

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

Koeppel-Robison Tax Ditch
Court Order Change No. 13 (Sussex County)
Change in Watershed Boundary.



‡ 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
- Property Code (148A)
- Watershed Existing
- Watershed Change
- Watershed Eliminated

500 0 500 Feet

1:6,000

Map Created by: john.inkster Date: May 19, 2025

Property Lines are from Sussex County online sources at 1"=400' for parcel 135-11.00-59.09, 135-11.00-49.01 to 135-11.00-49.04 inclusive, and 135-11.00-411.00 to 135-11.00-567.00 inclusive at https://map.sussexcountyde.gov/OnlineMap/Map.html. Date of review: 01 May 2025.

***Wetland Delineation Report, Azalea Woods Offsite Outfalls*, prepared by GTA, dated July 30, 2025**

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL • ENVIRONMENTAL •
CONSTRUCTION OBSERVATION AND TESTING

A Practicing Geoprofessional Business Association Member Firm

August 14, 2025

Natelli Communities
506 Main Street, Suite 300
Gaithersburg, Maryland 20878

Attn: Mr. Ryan MacPhee

Re: Wetland Delineation Letter Report
Azalea Woods Offsite Outfalls
Sussex County, Delaware

Dear Mr. MacPhee:

In accordance with our agreement, Geo-Technology Associates, Inc. (GTA) has performed a wetland delineation at the above referenced review areas. For the purposes of this report, GTA performed a wetland delineation within three review areas from Shingle Point Road to McDonald Drive ("Review Area #1"), and Round Pole Branch ("Review Areas #2 and #3") (*Figure 1*). The purpose of the review was to evaluate the presence and extent of wetlands/waterbodies with respect to federal and state jurisdictional authority. This *Letter Report* and the accompanying *Wetland Delineation Plan* summarize GTA's findings.

At the time of GTA's environmental review, the review areas were comprised primarily of wooded areas and agricultural fields. The topography within the review areas is generally flat. The approximate latitude and longitude of the center of the review areas are 38.71894°N, 75.33884°W, 38.72342°N, 75.31279°W and 38.71562°N, 75.32270°W respectively.

The purpose of GTA's review was to evaluate the presence and extent of wetlands and waterbodies with respect to Federal and State jurisdictional authority. GTA based its evaluation on the United States Army Corps of Engineers' (USACE) definition of "waters of the U.S." and "navigable waters of the U.S.," which are defined in Title 33 Code of Federal Regulations (CFR) Parts 328 and 329. GTA employed the three-parameter approach set forth in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-01*, dated 1987 (*1987 Manual*) and the USACE *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)*, dated November 2010 (*Supplement*) as a reference for delineating wetlands. The methodology of wetland delineation included identifying wetland hydrology, dominant hydrophytic vegetation, and hydric soil. GTA also considered other regulated waters of the United States, such as ponds, lakes, streams, and rivers. If these waters

were observed within the review areas, GTA incorporated them into the non-tidal wetland delineation and labeled them accordingly.

Prior to the field review, GTA consulted the 2023 U.S. Geological Survey (USGS) Quadrangle Map for Harbeson, DE (*Figure 2*). USGS Topographic Maps identify elevations, streams, wetlands, ponds, vegetated cover, and roads. The USGS Topographic Map depicts a forested wetland area within Review Area #1. The USGS Topographic Map depicts Round Pole Branch within Review Area #2 and Review Area #3. The topography depicted on the USGS Topographic Map indicates that Review Area #1 generally drains north towards Ingram Branch. The topography depicted by the USGS Topographic Map indicates that Round Pole Branch within Review Area #2 generally drains north towards the Broadkill River, and Round Pole Branch within Review Area #3 generally drains east.

GTA consulted the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service's (NRCS) soil survey data[1] to identify the presence of possible hydric soils, wetlands, and waterbodies. The *Soil Survey Map* (*Figure 3*) depicts four soil units within the review areas. According to the NRCS National Hydric Soils List[2], two soil unit within the review areas contain hydric components: Lenni silt loam, 0 to 2 percent slopes (LhA), and Lenni sandy loam, 0 to 2 percent slopes (LfA). The LhA soil unit is located within Review Area #1 and the LfA soil unit is located within Review Area #3.

GTA also consulted digital wetland data available from the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory[3] (NWI; *Figure 4*). The NWI Wetlands Map depicts palustrine forested wetlands (PFO1B) within Review Area #1, which appear to correlate to the forested wetland areas depicted on the USGS Topographic Map. The NWI Wetlands Map depicts riverine feature within Review Areas #2 and #3, which appears to correlate to Round Pole Branch depicted on the USGS Topographic Map.

GTA reviewed aerial imagery dated 1937, 1953, 1954, 1960, 1973, 1981, 1982, 1985, 1992, 2002, 2005, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2015, 2017, 2018, 2020, 2021, 2022, 2023, and 2024 (*Figure 6*), available from Environmental Title Research[4], the National Agricultural Imagery Program[5], and the Microsoft Corporation[6]. Based on aerial imagery reviewed by GTA, Review Area #1 appears to contain predominantly wooded areas between 1937 and 2024. An apparent structure appears to have been created to the east of Review Area #1 between 1960 and 1973. The wooded areas within Review Area #1 appear to have been cleared between 1982 and 1992.

[1] United States Department of Agriculture, Natural Resource Conservation Service, Sussex County, Delaware, Soil Survey Data version 18, dated September 12, 2023.
[2] United States Department of Agriculture, Natural Resource Conservation Service, Hydric Soils List by State, available at *https://efotg.sc.egov.usda.gov/references/Public/IL/State_List_NRCS_Hydric_Soils_Report_Dynamic_Data.html* and accessed on July 10, 2025.
[3] United States Fish and Wildlife Service, National Wetlands Inventory. Dated May 7, 2024.
[4] Environmental Title Research, LLC, NETR Online. Available at *https://www.historicaerials.com*.
[5] United States Department of Agricultural (USDA) Farm Service Agency, National Agricultural Imagery Program.
[6] Copyright 2025 Microsoft Corporation, Bing.com 2025 Aerial Imagery; 2025 Maxar Technologies, High-resolution Satellite Imagery and 2025 CNES Distribution Airbus DS, Satellite Image Gallery.

A roughly north-south linear excavation appears to have occurred within Review Area #2 between 1982 and 1992, which appears to correlate to Round Pole Branch depicted on USGS Topographic Map. Apparent development appears to have occurred east of Review Area #2 between 2015 and 2021. The conditions within Review Area #2 appear relatively unchanged between 2021 and 2024. Review Area #3 appears to predominately consist of agricultural fields between 1937 to 2006. Between 1982 to 1991 an apparent north-south excavation appears to occur east of Review Area #3 and continues east-west north of Review Area #3. This excavation appears to correlate with Round Pole Branch depicted on the USGS Topographic Map. Review Area #3 was allowed to revegetate between 2006 and 2021. Apparent structures appear to have been constructed south of Review Area #3 between 2021 and 2024.

In October 2024 and July 2025, GTA performed a wetland delineation within the review areas. GTA established four Data Collection Points (DCPs) at locations to evaluate the presence of wetlands and waterbodies, and/or to demonstrate typical characteristics observed within the review areas. GTA excavated or augured test pits in the ground to a depth of 20 inches or greater to observe features of the soil solum throughout the review areas. GTA reviewed soil samples from test pits at numbered DCPs in order to describe and classify the soil as either hydric or non-hydric. At these DCPs, GTA also evaluated the surrounding vegetative species and hydrologic indicators. Data Forms were prepared to record observations of the conditions within the review areas. The *Data Forms* are attached, and the DCP locations (DCP-1 through DCP-4) are labeled on the *Wetland Delineation Plan*.

Wetland 1 is an isolated palustrine forested wetland located within Review Area #1. GTA observed evidence of primary indicators of wetland hydrology within the wetland, including indicators B2 (Sediment Deposits), B3 (Drift Deposits), and B9 (Water-Stained Leaves). GTA observed evidence of secondary indicators of wetland hydrology within the wetland, including indicators B10 (Drainage Patterns), D2 (Geomorphic Position), and D5 (FAC-Neutral Test). GTA observed predominantly hydrophytic vegetation species within the wetland, including red maple (*Acer rubrum*, FAC), coastal sweet pepperbush (*Clethra alnifolia,* FACW), willow oak (*Quercus phellos,* FACW), netted chain fern (*Woodwardia areolata*, OBL), and royal fern (*Osmunda spectabilis,* OBL). Within Wetland 1, GTA observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

Within Review Area #2, GTA observed a ditch, identified on the USGS Topographic Map as Round Pole Branch. GTA observed consistent bed and banks and evidence of ordinary high-water marks along Round Pole Branch.

Within Review Area #3, GTA observed a ditch, identified on the USGS Topographic Map as Round Pole Branch. GTA observed consistent bed and banks and evidence of ordinary high-water marks along Round Pole Branch.

Our conclusions regarding this site have been based on observations of existing conditions,

professional experience in the area with similar projects, and generally accepted professional environmental practice under similar circumstances. Seasonal vegetation cycles and fluctuations in precipitation or weather conditions can result in differences in the perception of hydrologic conditions, which can alter GTA's evaluation of wetlands/waterbodies. It is important to note that the delineation is GTA's professional opinion, only. Decisions regarding the official jurisdictional status of wetlands/waterbodies are made by federal, state and/or local regulatory agencies.

This Report was prepared by GTA for the sole and exclusive use of Natelli Communities. Any reproduction of this Report by any other person without the expressed written permission of GTA and Natelli Communities is unauthorized, and such use is at the sole risk of the user.

We appreciate the opportunity to have been of service to you. If you have any questions regarding this information, or should you require additional information, please contact our office at (410) 515-9446.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

Brad Sweet
Project Scientist

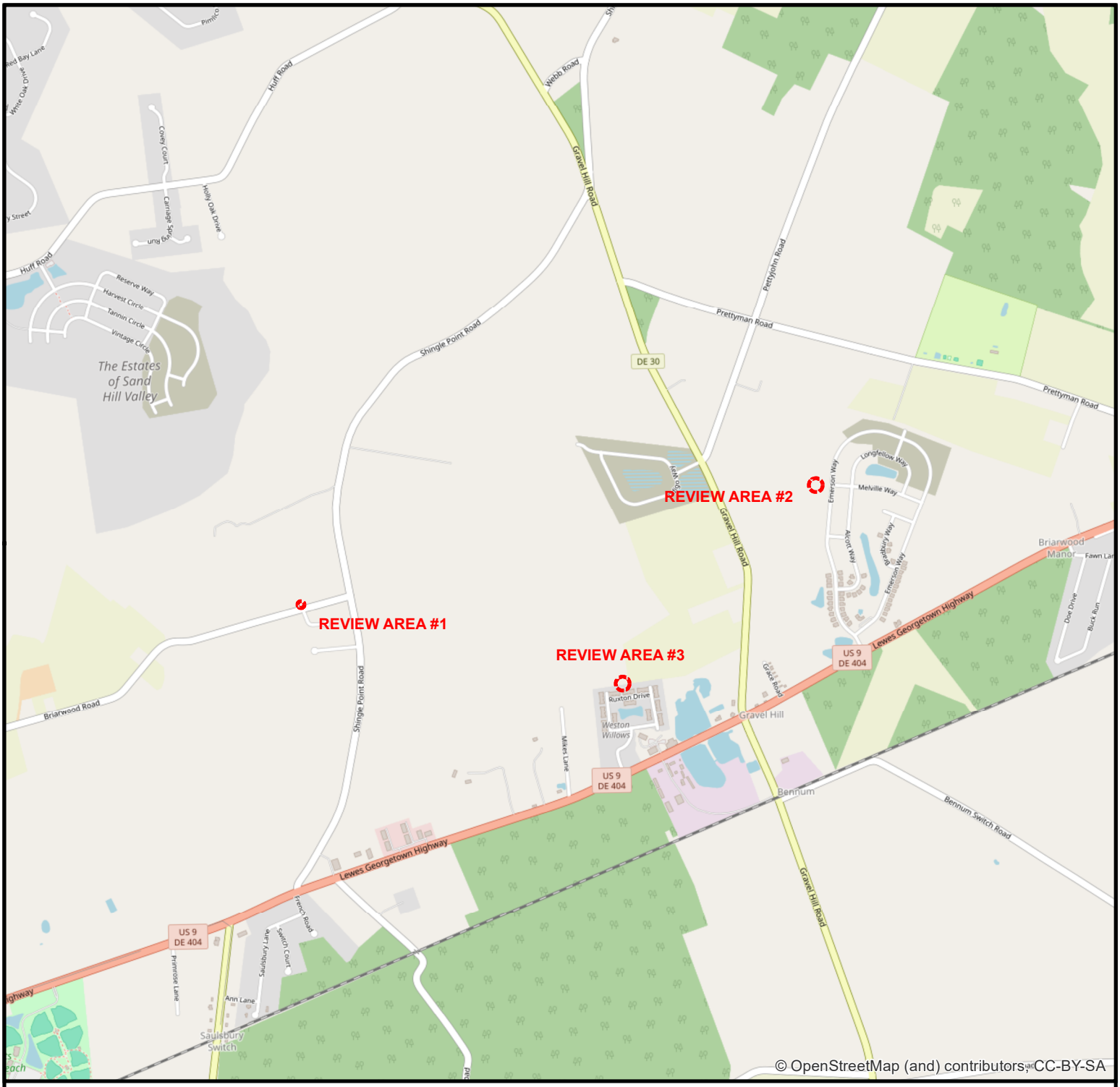
Matthew Jennette
Vice President

KJS/BMS/MAJ/TAS
31242339
L:\Shared\Project Files\2024\31242339 - Azalea Woods - Offsite Outfalls\WET\Reports - Permitting\Wetland Delineation Report\31242339 Wetland Letter Report.docx

List of Appendices:

- Appendix A: Figures
  - Figure 1: Site Location Map
  - Figure 2: USGS Topographic Map
  - Figure 3: Soil Survey Map
  - Figure 4: NWI Wetlands Map
  - Figure 5: 2024 Aerial Imagery
- Appendix B: Data Forms
- Appendix C: Site Photographs
- Appendix D: Wetland Delineation Plan

Appendix A
Figures



LEGEND

REVIEW AREAS

NORTH

0 1,980

APPROXIMATE SCALE
1 INCH = 2,000 FEET

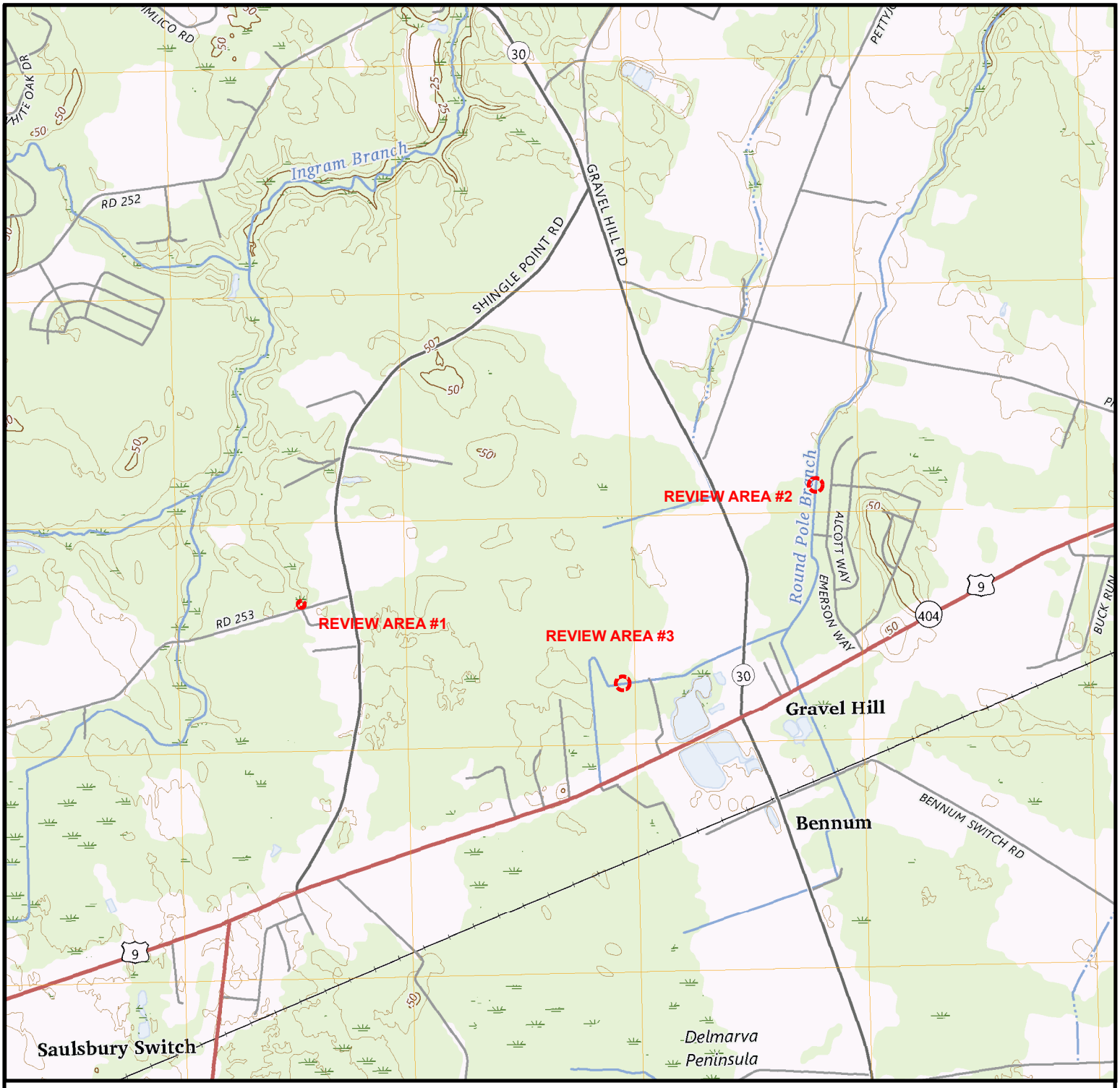
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

SITE LOCATION MAP
AZALEA WOODS
OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=2,000'	JUNE 11, 2025	BMS	MAJ	1



SOURCE: UNITED STATES GEOLOGICAL SURVEY (USGS), HARBESON, DE QUADRANGLE, 7.5 MINUTE TOPOGRAPHIC MAP SERIES, DATED 2023.

LEGEND

REVIEW AREAS

NORTH

0 2,000

APPROXIMATE SCALE
1 INCH = 2,000 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

USGS TOPOGRAPHIC MAP
AZALEA WOODS
OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=2,000'	JUNE 11, 2025	BMS	MAJ	2

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS), GRIDDED SOIL SURVEY GEOGRAPHIC (GSSURGO) DATABASE FOR DELAWARE, DATED NOVEMBER 26, 2023.

NORTH

0 1,000

APPROXIMATE SCALE
1 INCH = 1,000 FEET

LEGEND

REVIEW AREAS

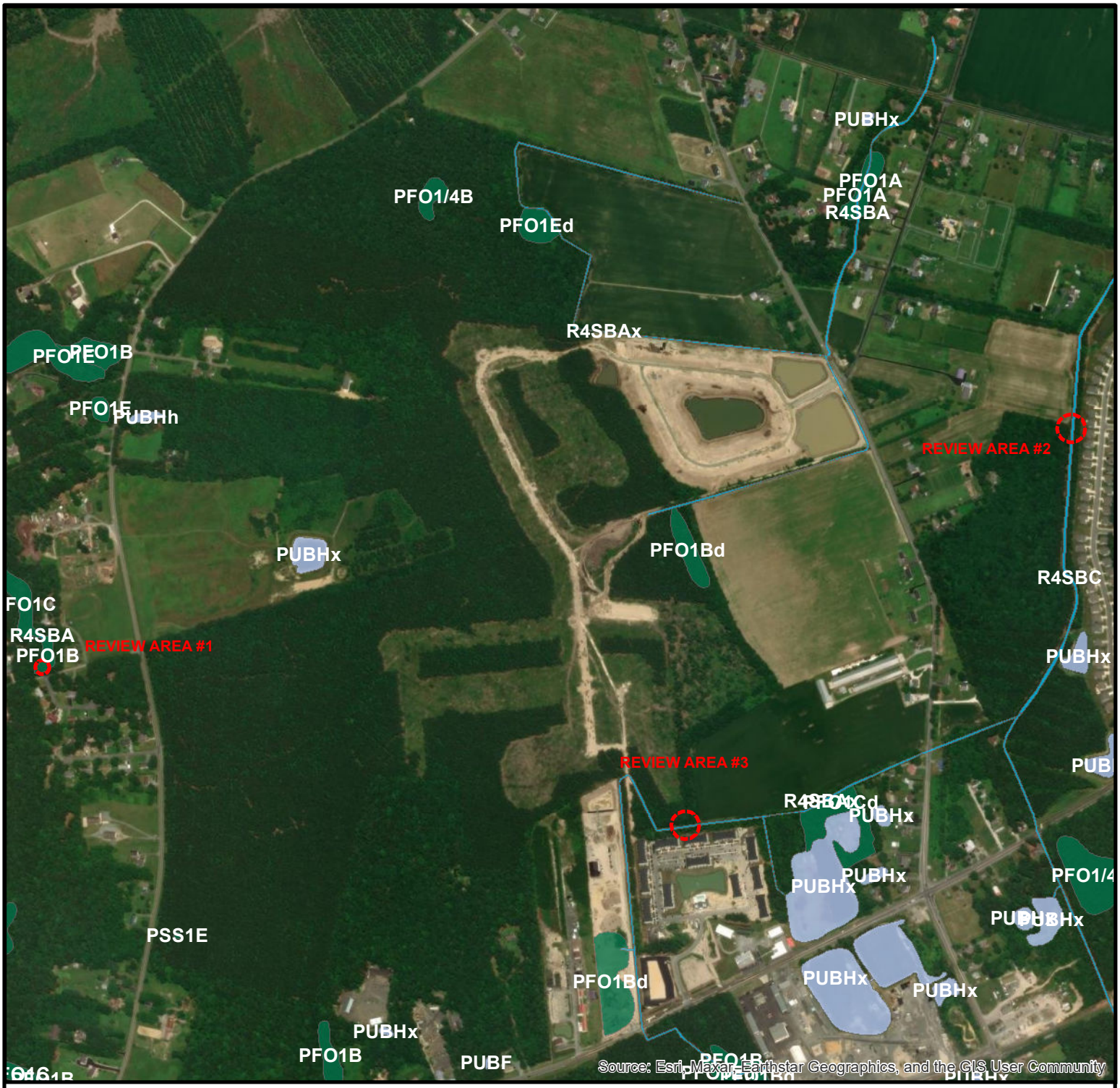
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

SOIL SURVEY MAP
AZALEA WOODS
OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=1,000'	JUNE 11, 2025	BMS	MAJ	3



SOURCE: UNITED STATES FISH AND WILDLIFE SERVICE (USFWS), NATIONAL WETLANDS INVENTORY (NWI), DATED MAY 17, 2024.

LEGEND

- SUBJECT SITES
- FRESHWATER FORESTED/SHRUB WETLAND
- FRESHWATER POND
- RIVERINE

NORTH

0 1,000

APPROXIMATE SCALE
1 INCH = 1,000 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

NWI WETLANDS MAP
AZALEA WOODS
OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=1,000'	JUNE 11, 2025	BMS	MAJ	4

LEGEND

REVIEW AREAS

NORTH

0 1,000

APPROXIMATE SCALE
1 INCH = 1,000 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

2024 AERIAL IMAGERY

AZALEA WOODS OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=1,000'	JUNE 11, 2025	BMS	MAJ	5

Appendix B
Data Forms

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Azalea Woods Offsite Outfalls City/County: Sussex County Sampling Date: 2024-10-16

Applicant/Owner: Natelli Communities State: Delaware Sampling Point: DCP-1

Investigator(s): PJM Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0

Subregion (LRR or MLRA): T 153D Lat: 38.71894162 Long: -75.33906001 Datum: NAD 83

Soil Map Unit Name: LhA - Lenni silt loam, 0 to 2 percent slopes NWI classification: PFO1B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:

This DCP was established within Wetland 1.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☑ Sediment Deposits (B2)
- ☑ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☑ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☑ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☑ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes ✔ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DCP-1

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer rubrum	60	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	60 = Total Cover		
50% of total cover: 30.00	20% of total cover: 12.00		
Sapling/Shrub Stratum (Plot size: 30 ft r)			
1. Clethra alnifolia	10	✔	FACW
2. Quercus phellos	5	✔	FACW
3.			
4.			
5.			
6.			
7.			
8.			
	15 = Total Cover		
50% of total cover: 7.50	20% of total cover: 3.00		
Herb Stratum (Plot size: 30 ft r)			
1. Woodwardia areolata	20	✔	OBL
2. Osmunda spectabilis	10	✔	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30 = Total Cover		
50% of total cover: 15.00	20% of total cover: 6.00		
Woody Vine Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	15	x 2 =	30
FAC species	60	x 3 =	180
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		240 (B)

Prevalence Index = B/A = 2.28

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✔ No

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: DCP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 5/2	80	10YR 5/3	20	C	M	Loamy Sand	
6 - 11	10YR 5/2	60	10YR 5/6	40	C	M	Clay	
11 - 20	10YR 2/1	100					Silty Clay Loam	
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** _____

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Azalea Woods Offsite Outfalls City/County: Sussex County Sampling Date: 2024-10-16

Applicant/Owner: Natelli Communities State: Delaware Sampling Point: DCP-2

Investigator(s): PJM Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR or MLRA): T 153D Lat: 38.71840779 Long: -75.33922437 Datum: NAD 83

Soil Map Unit Name: WodA - Woodstown loam, 0 to 2 percent slopes, Northern Tidewater Area NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

This DCP was established adjacent to Wetland 1 in order to document upland conditions.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DCP-2

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Ilex opaca	60	✔	FAC
2. Quercus alba	30	✔	FACU
3. Pinus taeda	20		FAC
4. Quercus falcata	10		FACU
5.			
6.			
7.			
8.			
	120	= Total Cover	

50% of total cover: 60.00 20% of total cover: 24.00

Sapling/Shrub Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: 20% of total cover:

Herb Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	= Total Cover		

50% of total cover: 20% of total cover:

Woody Vine Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
	= Total Cover		

50% of total cover: 20% of total cover:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	120 (A)		400 (B)

Prevalence Index = B/A = 3.33

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☐ No ✔

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: DCP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 20	10YR 4/3	100					Silt Loam	
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Azalea Woods Offsite Outfalls City/County: Sussex County Sampling Date: 2024-10-16

Applicant/Owner: Natelli Communities State: Delaware Sampling Point: DCP-3

Investigator(s): PJM Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): _____

Subregion (LRR or MLRA): T 153D Lat: 38.72329811 Long: -75.31271272 Datum: NAD 83

Soil Map Unit Name: HpA - Henlopen loamy sand, 0 to 2 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

This DCP was established adjacent to Round Pole Branch in order to document upland conditions.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DCP-3

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	30	✔	FAC
2. Liquidambar styraciflua	15	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	45 = Total Cover		
50% of total cover: 22.50	20% of total cover: 9.00		
Sapling/Shrub Stratum (Plot size: 30 ft r)			
1. Ilex opaca	20	✔	FAC
2. Quercus falcata	15	✔	FACU
3. Acer rubrum	10	✔	FAC
4.			
5.			
6.			
7.			
8.			
	45 = Total Cover		
50% of total cover: 22.50	20% of total cover: 9.00		
Herb Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Woody Vine Stratum (Plot size: 30 ft r)			
1. Smilax rotundifolia	25	✔	FAC
2.			
3.			
4.			
5.			
	25 = Total Cover		
50% of total cover: 12.50	20% of total cover: 5.00		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	115 (A)		360 (B)

Prevalence Index = B/A = 3.13

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☐ No ✔

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: DCP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 7	10YR 4/3	100					Sandy Loam	
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Compacted Soil

Depth (inches): 7

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Azalea Woods Offsite Outfalls City/County: Sussex County Sampling Date: 2025-07-09
Applicant/Owner: Natelli Communities State: Delaware Sampling Point: DCP-4
Investigator(s): KJS Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR or MLRA): T 153D Lat: 38.7154937 Long: -75.3230932 Datum: NAD 83
Soil Map Unit Name: LfA - Lenni sandy loam, 0 to 2 percent slopes NWI classification: N/A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ✔	**Is the Sampled Area within a Wetland?** Yes ___ No ✔
Hydric Soil Present?	Yes ___	No ✔	
Wetland Hydrology Present?	Yes ___	No ✔	

Remarks:
This DCP was established within the western portion of Review Area #3 to document typical conditions.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DCP-4

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer rubrum	30	✔	FAC
2. Liquidambar styraciflua	15	✔	FAC
3. Pinus taeda	15	✔	FAC
4.			
5.			
6.			
7.			
8.			
	60	=Total Cover	
50% of total cover: 30.00		20% of total cover: 12.00	
Sapling/Shrub Stratum (Plot size: 30 ft r)			
1. Liquidambar styraciflua	5	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	5	=Total Cover	
50% of total cover: 2.50		20% of total cover: 1.00	
Herb Stratum (Plot size: 30 ft r)			
1. Rubus flagellaris	20	✔	UPL
2. Campsis radicans	5		FAC
3. Parthenocissus quinquefolia	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
50% of total cover: 15.00		20% of total cover: 6.00	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Stratum not present			
2.			
3.			
4.			
5.			
		=Total Cover	20%
50% of total cover:		of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	5	x 4 =	20
UPL species	20	x 5 =	100
Column Totals:	95 (A)		330 (B)

Prevalence Index = B/A = 3.47

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✔ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✔

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DCP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 4	10YR 4/3	100					Sandy Loam	
4 - 20	10YR 4/3	40	10YR 6/6	30	C	M	Sandy Loam	
4 - 20	10YR 6/2	30					Sandy Loam	
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

Appendix C
Site Photographs

Photograph 1: View of Wetland 1, facing northeast.

Photograph 2: View of Round Pole Branch, facing north.

Photograph 3: View of Round Pole Branch, facing east.

Photograph 4: DCP-1, sample location.

Photograph 5: DCP-1, soil sample.

Photograph 6: DCP-2, sample location.

Photograph 7: DCP-2, soil sample.

Photograph 8: DCP-3, sample location.

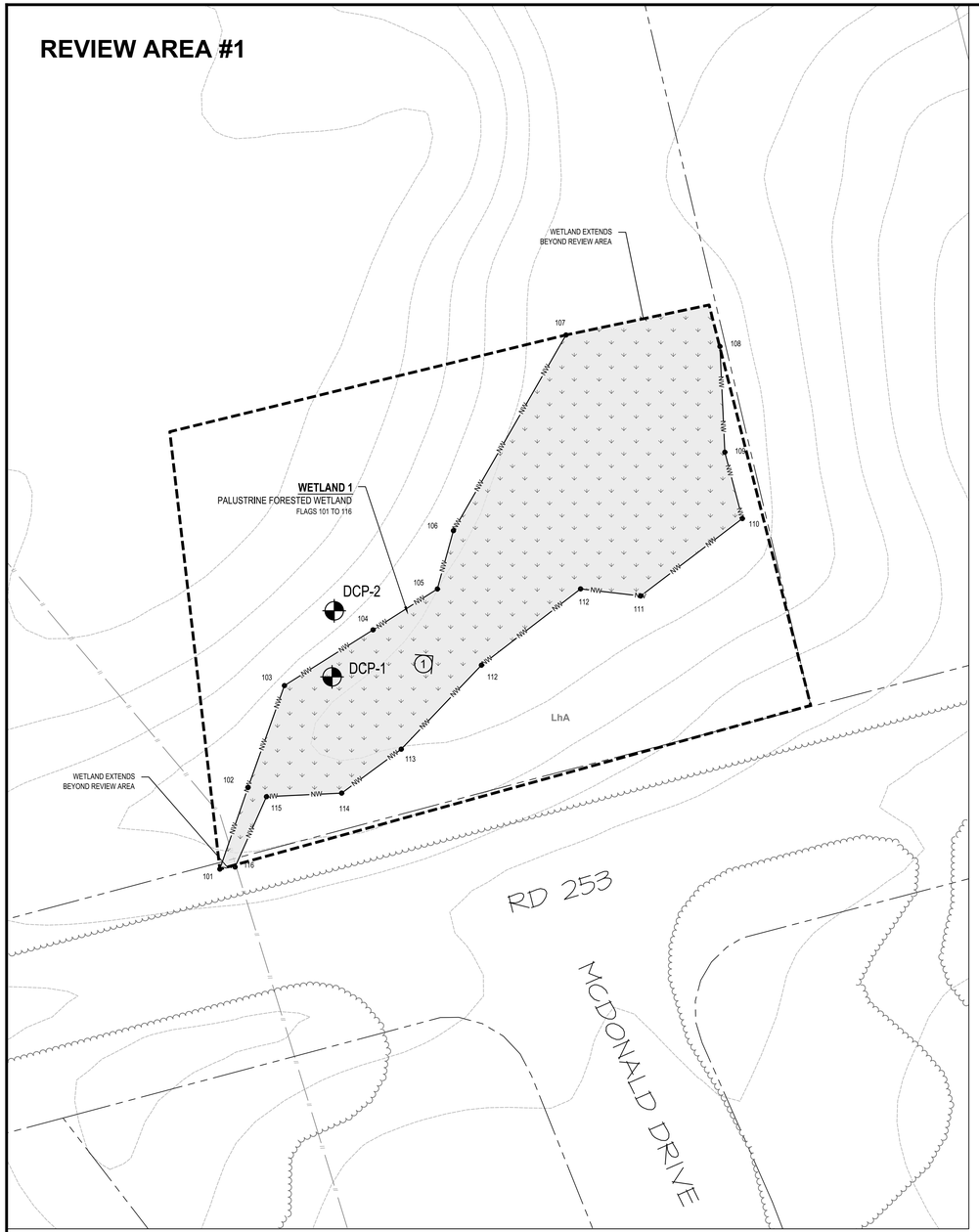
Photograph 9: DCP-3, soil sample.

Photograph 10: DCP-4, sample location.

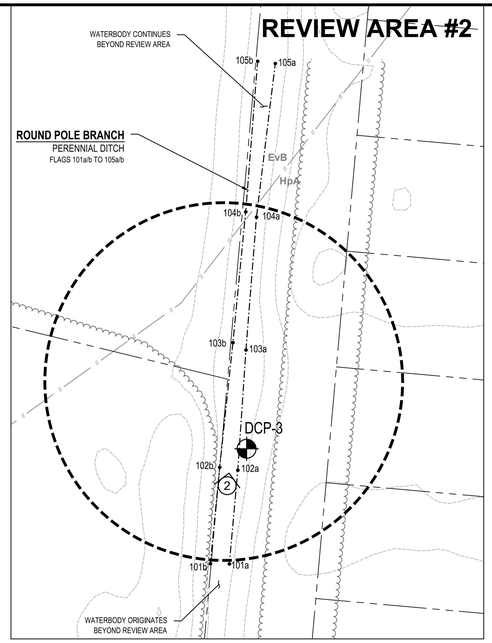
Photograph 11: DCP-4, soil sample.

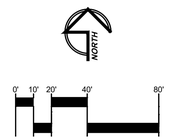
Appendix D
Wetland Delineation Plan

REVIEW AREA #1



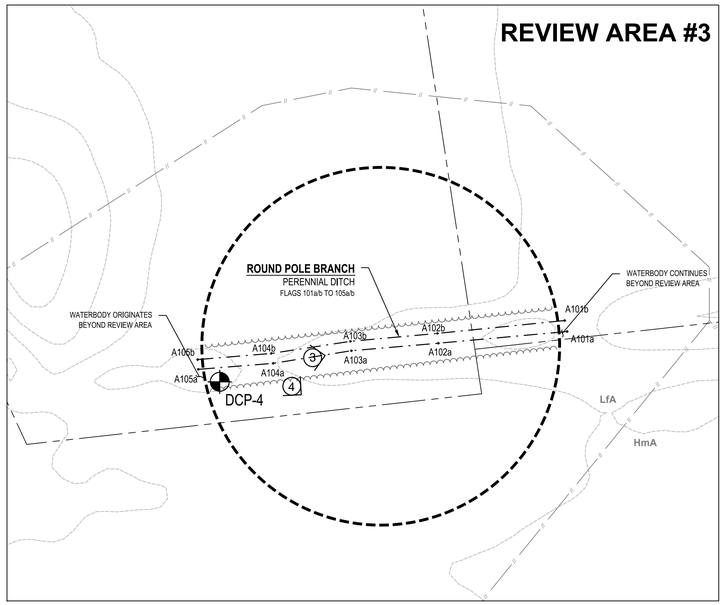
REVIEW AREA #2

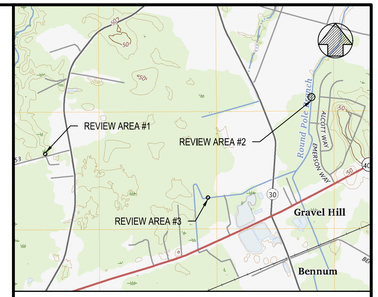




SCALE: 1"=40'

REVIEW AREA #3





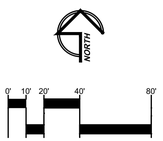
VICINITY MAP

SCALE: 1"=2,000'

UNITED STATES GEOLOGICAL SURVEY, HARBESON, DE QUADRANGLE, 7.5 MINUTE TOPOGRAPHIC MAP SERIES, DATED 2023.

GENERAL INFORMATION

1. PLAN PREPARED FOR: NATELLI COMMUNITIES, 506 MAIN STREET, SUITE 300, GAITHERSBURG, MARYLAND 20878, ATTN: MR. RYAN MACPHEE
2. PLAN PREPARED BY: GEO-TECHNOLOGY ASSOCIATES, INC. (GTA), 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009, ATTN: MR. BRAD SWEET, PHONE: 410-515-9446, EMAIL: BSWEET@GTAENG.COM
3. THE REVIEW AREAS INCLUDE ONE LOCATION NORTH OF de rOAD 253 AND TWO LOCATIONS ALONG ROUND POLE BRANCH.
4. EXISTING PROPERTY BOUNDARIES SHOWN HEREON WERE PROVIDED BY SUSSEX COUNTY. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.
5. THERE ARE NO AREAS OF MAPPED 100-YEAR FLOODPLAIN WITHIN THE REVIEW AREAS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 10005C0325L AND 10005C0310L, EFFECTIVE JUNE 20, 2018.
6. REVIEW AREA #1 GENERALLY DRAINS NORTH TOWARDS INGRAM BRANCH, ROUND POLE BRANCH WITHIN REVIEW AREA #2 GENERALLY DRAINS NORTH TOWARDS THE BROADKILL RIVER. REVIEW AREA #3 GENERALLY DRAINS EAST.
7. A WETLAND DELINEATION OF THE REVIEW AREAS WAS PERFORMED BY GTA IN OCTOBER 2024 AND JULY 2025. WETLAND FLAG LOCATIONS WITHIN THE REVIEW AREAS WERE SURVEY LOCATED BY SOLUTIONS IPEM OR WERE LOCATED BY GTA THROUGH THE USE OF A GLOBAL POSITIONING SYSTEM (GPS) RATED TO SUB-METER ACCURACY.
8. AS A RESULT OF THE REVIEW OF THE REVIEW AREAS, IT IS GTA'S PROFESSIONAL OPINION THAT THERE ARE WETLANDS AND WATERBODIES PRESENT WITHIN THE REVIEW AREAS.
9. GTA'S CONCLUSIONS REGARDING THIS SITE HAVE BEEN BASED ON OBSERVATIONS OF EXISTING CONDITIONS, PROFESSIONAL EXPERIENCE, AND GENERALLY ACCEPTED PROFESSIONAL ENVIRONMENTAL PRACTICE UNDER SIMILAR CIRCUMSTANCES. SEASONAL VEGETATION CYCLES AND FLUCTUATIONS IN PRECIPITATION OR WEATHER CONDITIONS CAN RESULT IN DIFFERENCES IN THE PERCEPTION OF HYDROLOGIC CONDITIONS AND THE PRESENCE OF PREDOMINANTLY HYDROPHYTIC VEGETATION, WHICH CAN ALTER GTA'S EVALUATION OF WETLANDS/WATERBODIES.
10. IT IS IMPORTANT TO NOTE THAT THIS EVALUATION IS GTA'S PROFESSIONAL OPINION, ONLY. DECISIONS REGARDING THE OFFICIAL JURISDICTIONAL STATUS OF WETLANDS/WATERBODIES ARE MADE BY FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
11. THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF NATELLI COMMUNITIES. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND NATELLI COMMUNITIES IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.



SCALE: 1"=40'

SCALE: 1"=20'

LEGEND

- REVIEW AREAS
- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- APPROX. TREELINE
- EX. SOIL BOUNDARY
- EX. PERENNIAL DITCH (WITH NUMBERED FLAG LOCATIONS)
- EX. NONTIDAL WETLAND (WITH NUMBERED FLAG LOCATIONS)
- DCP-1 WETLAND DELINEATION DATA COLLECTION POINT (DCP)
- 1 NUMBERED PHOTOGRAPH LOCATION

AREA OF WETLANDS

WETLAND	APPROXIMATE AREA
WETLAND 1	7,438 SF (0.17 AC)

AREA OF WATERBODIES

WATERBODY	APPROXIMATE AREA	APPROXIMATE LENGTH
ROUND POLE BRANCH	2,284 SF (0.05 AC)	400 LF

SOILS TABLE

SYMBOL[1]	NAME/DESCRIPTION[1]	HYDRIC SOIL[2]	HYDRIC COMPONENT[2]	PERCENTAGE OF MAPPING UNIT[2]	POSITION IN LANDSCAPE[2]
EvB	EVESBORO LOAMY SAND 0 TO 5 PERCENT SLOPES	NO	-	-	-
HpA	HENLOPEN LOAMY SAND, 0 TO 2 PERCENT SLOPES	NO	-	-	-
LhA	LENNI SILT LOAM, 0 TO 2 PERCENT SLOPES	YES	LENNI, DRAINED	50	FLATS
			LENNI, UNDRAINED	30	FLATS
			CORSICA	5	DEPRESSIONS
LfA	LENNI SANDY LOAM, 0 TO 2 PERCENT SLOPES	YES	LENNI, UNDRAINED	50	FLATS
			LENNI, DRAINED	35	FLATS

1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, SUSSEX COUNTY, DELAWARE, SOIL SURVEY DATA VERSION 25, DATED AUGUST 31, 2024.
2. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. HYDRIC SOILS LIST BY STATE. AVAILABLE AT *HTTPS://EFOTG.SC.EGOV.USDA.GOV/REFERENCES/PUBLIC/IL/STATE_LIST_NRCS_HYDRIC_SOILS_REPORT_DYNAMIC_DATA.HTML* AND ACCESSED ON JULY 10, 2025.

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4695
WWW.GTAENG.COM

WETLAND DELINEATION PLAN

AZALEA WOODS OFFSITE OUTFALLS

SUSSEX COUNTY, DELAWARE

REVISIONS:

JOB NO:	31242339
SCALE:	1"=20'
DATE:	AUGUST 19, 2025
DRAWN BY:	BMS/KJS
DESIGN BY:	
REVIEW BY:	MAJ/TAS
SHEET:	1 OF 1

L:\SHARED\PROJECT FILES\2024\31242339 - AZALEA WOODS - OFFSITE OUTFALLS\WETCAD\PLOT\31242339_WD PLAN.DWG

***Nationwide Permit 18 Verification NAP-2025-00320-85, Azalea Woods SX, Central Coordinates (38.720045°N, 75.328118°W)*, dated September 23, 2025**

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA PA 19103-2004

September 23, 2025

Regulatory Branch

SUBJECT: Nationwide Permit 18 Verification NAP-2025-00320-85
Azalea Woods SX
Central coordinates (38.720045°N, 75.328118°W)

Ryan MacPhee
Natelli Communities
506 Main Street, Suite 300
Gaithersburg, Maryland 20878
macphee@natelli.com

Dear MacPhee:

This letter is written in regard to your proposal to construct two stormwater outfalls within waters of the United States to provide community and roadside drainage. This project is located within two separate and distinct locations within Round Pole Branch, one being east of Gravel Hill Road and the other on the north side of Lewes Georgetown Highway in Georgetown, Sussex County, Delaware. Based upon our review of the information that has been provided, it has been determined that the proposed work is authorized by Department of the Army Nationwide Permits (NWP) 18 Minor Discharges pursuant to Section 404 of the Clean Water Act (33 USC 1344).

This verification of authorization under NWPs 18, described in the Federal Register at 86 FR 2744 and 86 FR 73522, is based on your agreement to comply with the general conditions, regional conditions and project specific special conditions listed in this letter. Copies of the NWP descriptions, NWP general conditions and the NWP regional conditions for Delaware can be found at:

2021 NWP Descriptions:
https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-52-NWPs-Descriptions.pdf

2021 NWP General Conditions:
https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021%20Nationwide%20Permit%20General%20Conditions.pdf

2021 Delaware Regional Conditions:
https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-DE-Reg-Cond-Final.pdf

Federal permits require determination from the State that the activities are consistent with the State's coastal zone management (CZM) program if the activity is located within the State's coastal zone. The entire State of Delaware has been designated as a Coastal Zone Management Area. Federal permits also require the State's certification of compliance with section 401 of the Clean Water Act through the receipt of a 401 Water Quality Certification (WQC) if the activity involves a Section 404 discharge. A general CZM consistency concurrence has been issued for this permit. A general water quality certification has been issued for this permit. Therefore, no further action is needed as part of the Federal review of your project, provided that you comply with all the terms and conditions of this NWP.

This verification of NWP authorization is valid until the 2021 Nationwide Permits expire on **March 14, 2026**, unless the NWP authorization is modified, suspended, or revoked prior to this date. In the event that the NWP authorization is modified during that time period, this expiration date will remain valid, provided the activity complies with any subsequent modification of the NWP authorization.

Activities which have commenced (i.e. are under construction) or are under contract to commence in reliance upon an NWP will remain authorized provided the activity is completed within twelve months of the date of an NWP's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5 (c) or (d). Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

Special Conditions:

1. All work performed in association with the subject project shall be conducted in accordance with the **enclosed** project plans identified as AZALEA WOODS OFFSITE STROMWATER OUTFALLS, prepared by Geo-Technology Associates, Incorporated, dated September 5, 2025, 4 sheets and plans identified as CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN FOR AZALEA WOODS-ALTERNATE OUTFALL, prepared by Solutions Integrated Planning Engineering & Management LLC., dated August 13, 2024 and revised on February 5, 2025, 2 sheets and plans identified as ROAD AND STORM DRAIN PLAN C FOR AZALEA WOODS-PHASE 8, prepared by Solutions Integrated Planning Engineering & Management LLC., dated July 19, 2025, 1 sheet.

2. Construction activities shall not result in the disturbance or alteration of greater than 0.004 acre of waters of the United States.

3. Any deviation in construction methodology or project design from that shown on the enclosed project plans must be approved by this office, in writing, prior to

performance of the work. All modifications to the enclosed project plans shall be approved, in writing, by this office. No work shall be performed prior to written approval of this office.

4. This office shall be notified prior to the commencement of authorized work by completing and signing the **enclosed** "Notification of Commencement" form. This office shall also be notified within 10 days of the completion of the authorized work by completing and signing the **enclosed** "Notification of Completion" form. Notification is required each time maintenance work is to be done under the terms of this Corps of Engineers permit.

5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your general permit.

6. The permittee is responsible for ensuring that the contractor and/or workers executing the activity(s) authorized by this permit have knowledge of the terms and conditions of the authorization and that a copy of the permit document is at the project site throughout the period the work is underway.

Also **enclosed** with this NWP verification letter is a form seeking any comments, positive or otherwise, on the procedures, timeliness, fairness, etc. of the permit process. You may forward your comments along with the signed "Notification of Commencement" form or "Notification of Completion" form, following the directions provided on the form. If you should have any questions or concerns, please contact Michael D. Yost at (267) 240-5278 or michael.d.yost@usace.army.mil.

Sincerely,

Michael D. Yost
Senior Regulatory Project Manager

Enclosures

cc:
Brad Sweet, Geo-Technology Associates, Incorporated
Wetlands and Waterways Section, DDNREC
Delaware Coastal Management Program, DDNREC

US Army Corps of Engineers
Philadelphia District

NOTIFICATION OF COMMENCEMENT

Permittee Name:	File Number:	County, State:
Ryan MacPhee, Natelli Communities	NAP- 2025-00320-85	Sussex, Delaware

INSTRUCTIONS

Complete and sign this form and return it to PhiladelphiaDistrictRegulatory@usace.army.mil at least 10 days before commencement of the activity authorized by this permit. If you do not have the means to return this form electronically, you may print this document and mail it to:

U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

Please Note: The permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. Failure to return this notification form or failure to perform work in compliance with the permit, may result in administrative, civil and/or criminal penalties, or the subject permit may be suspended or revoked.

CERTIFICATION

I have received authorization from the Philadelphia District Regulatory Branch to:

The authorized work will begin on or about:	

The company/name and address of the contractor completing the work is:

I ***hereby certify*** that the work authorized by the above referenced permit shall be completed in accordance with all of the terms and conditions of the above noted permit.

Permittee Signature:	Date:	Telephone Number:
Contractor Signature:	**Date:**	**Telephone Number:**

US Army Corps
of Engineers
Philadelphia District

NOTIFICATION OF COMPLETION

Permittee Name:	File Number:	County, State:
Ryan MacPhee, Natelli Communities	NAP- 2025-00320-85	Sussex, Delaware

INSTRUCTIONS

Complete and sign this form and return it to PhiladelphiaDistrictRegulatory@usace.army.mil within 10 days after completion of the activity authorized by this permit. If you do not have the means to return this form electronically, you may print this document and mail it to:

U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

Please Note: The permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. Failure to return this notification form or failure to perform work in compliance with the permit, may result in administrative, civil and/or criminal penalties, or the subject permit may be suspended or revoked.

CERTIFICATION

I have received authorization from the Philadelphia District Regulatory Branch to:

The authorized work began on:	
The authorized work was completed on:	

The company/name and address of the contractor that completed the work is:

I ***hereby certify*** that the work authorized by the above referenced permit has been completed in accordance with all of the terms and conditions of the above noted permit.

Permittee Signature:	Date:	Telephone Number:
Contractor Signature:	**Date:**	**Telephone Number:**

US Army Corps of Engineers®
Philadelphia District

We are soliciting your views and comments concerning the processing of your Department of the Army permit application request. Any input, positive or otherwise, on procedures, timeliness, fairness, etc., would be appreciated.

Please write your comments in the space provided below and return to the Philadelphia District Regulatory Branch at PhiladelphiaDistrictRegulatory@usace.army.mil or if you do not have the means to return this form electronically you may print this document and mail to:

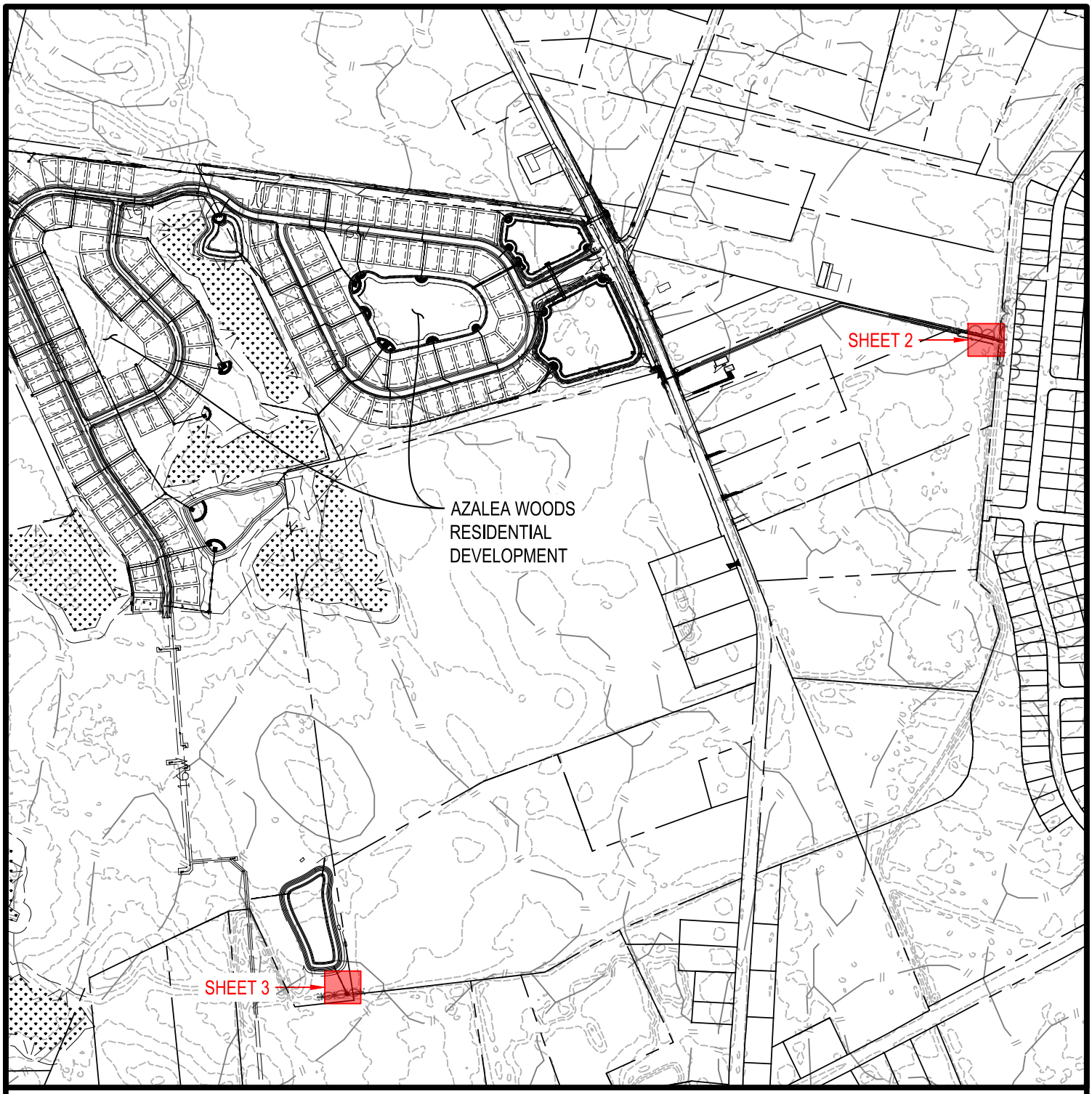
U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

FILE NUMBER: _____

(Example NAP-2020-01234-56)

COMMENTS:

Thank you for taking the time to provide feedback which we can use to acknowledge great performance, correct problems and generally improve our business practices.



NORTH

0 300 600

APPROXIMATE SCALE
1 INCH = 500 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

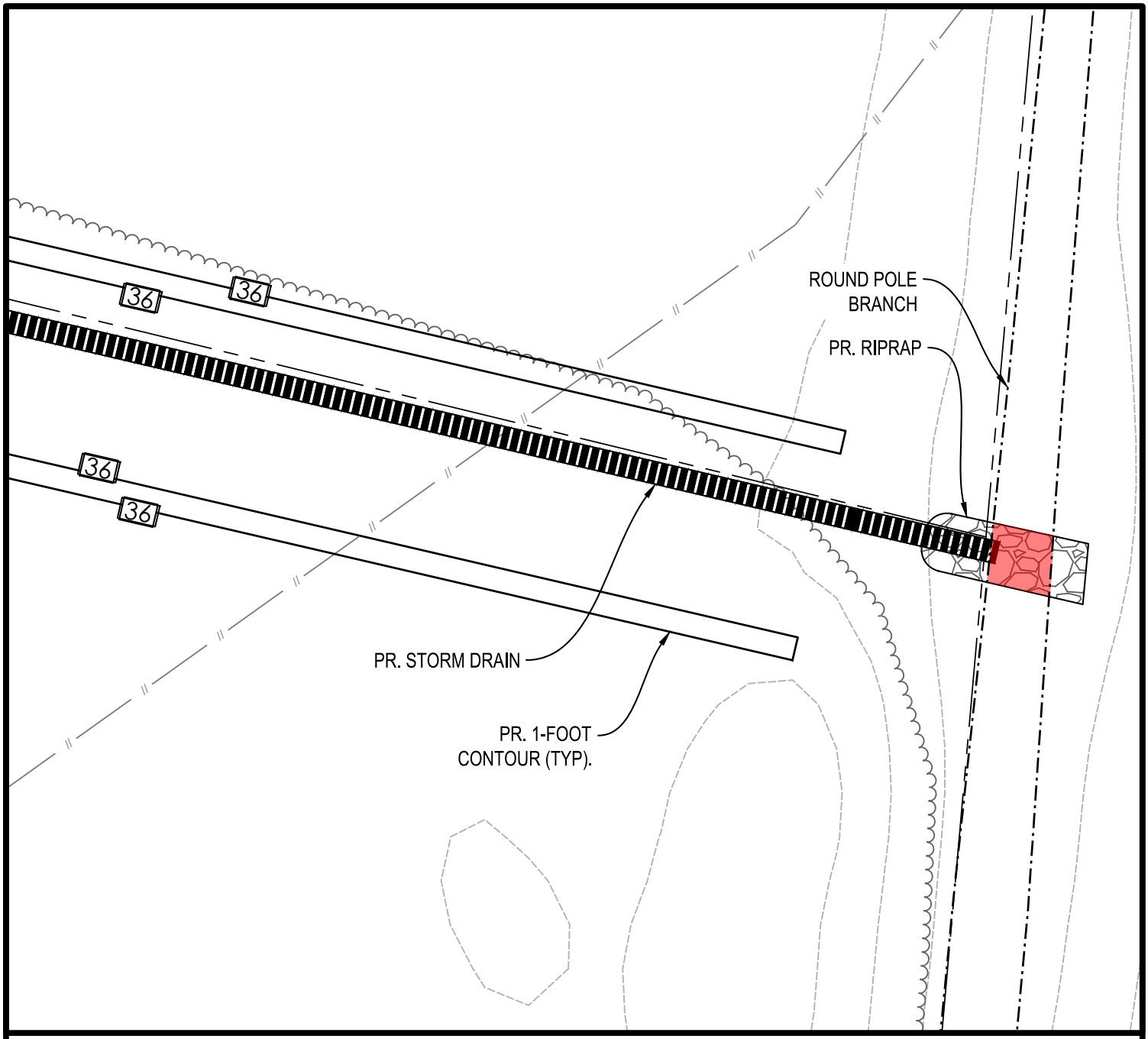
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	31242339	SCALE:	1"=500'	DATE:	SEPTEMBER 5, 2025	DRAWN BY:	DIA / BMS	REVIEW BY:	MAJ	FIGURE:	1



LEGEND

- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. TREELINE
- EX. ROUND POLE BRANCH
- PR. RIPRAP
- PR. 1-FOOT CONTOUR
- PR. 5-FOOT CONTOUR

PROPOSED IMPACTS

- PERM. PERENNIAL DITCH IMPACT
  69 SF (0.002 AC); 8 LF

NORTH

0 10 20

APPROXIMATE SCALE
1 INCH = 500 FEET

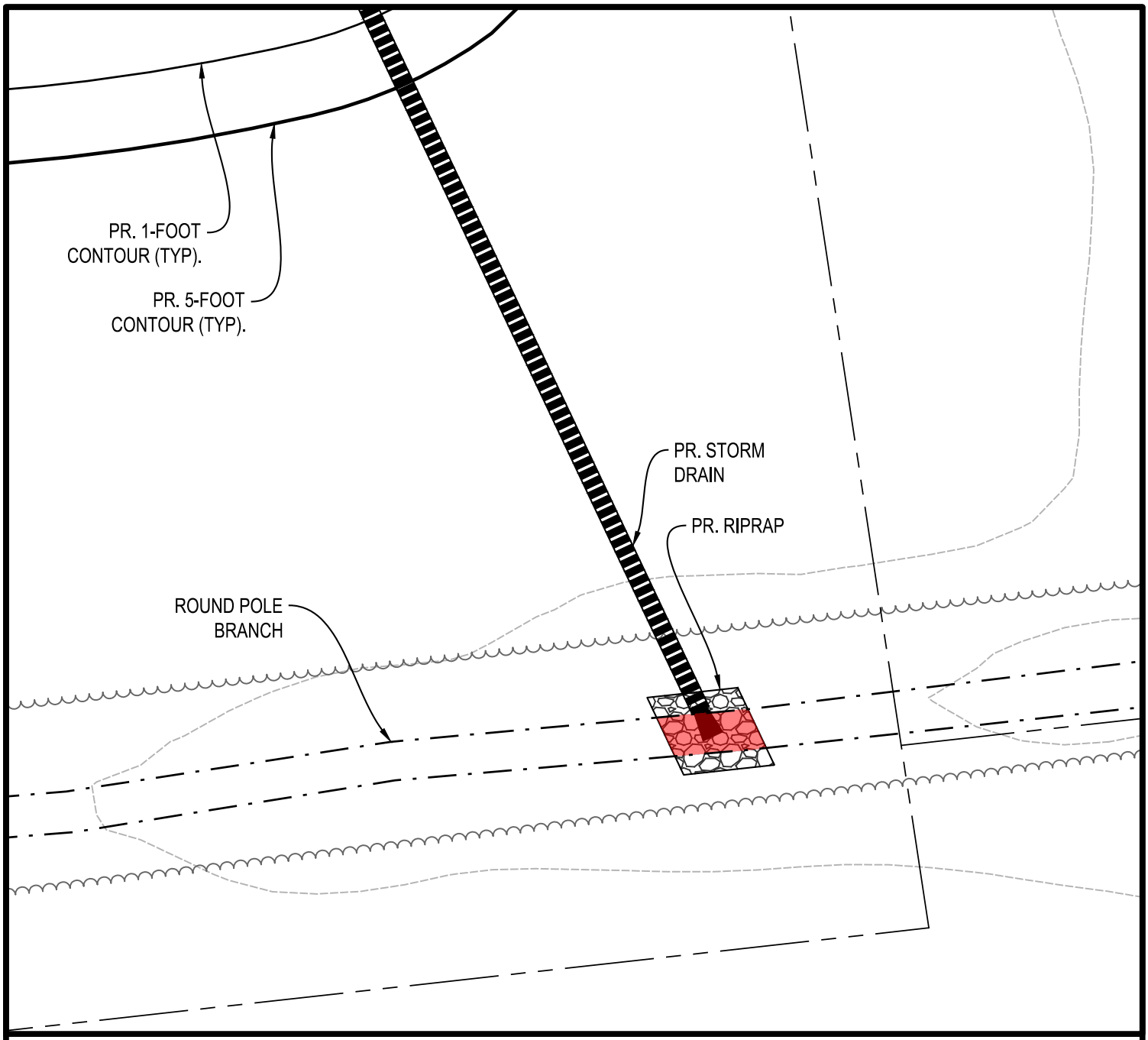
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=20'	SEPTEMBER 5, 2025	DIA / BMS	MAJ	2



LEGEND

- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. TREELINE
- EX. ROUND POLE BRANCH
- PR. RIPRAP
- PR. 1-FOOT CONTOUR
- PR. 5-FOOT CONTOUR

PROPOSED IMPACTS

PERM. PERENNIAL DITCH IMPACT
69 SF (0.002 AC); 13 LF

NORTH

0 10 20

APPROXIMATE SCALE
1 INCH = 500 FEET

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	1"=20'	SEPTEMBER 5, 2025	DIA / BMS	MAJ	3

SUMMARY OF IMPACTS

NONTIDAL WATERBODIES

PERMANENT PERENNIAL TAX DITCH IMPACTS =	138 SF (0.004 AC); 21 LF

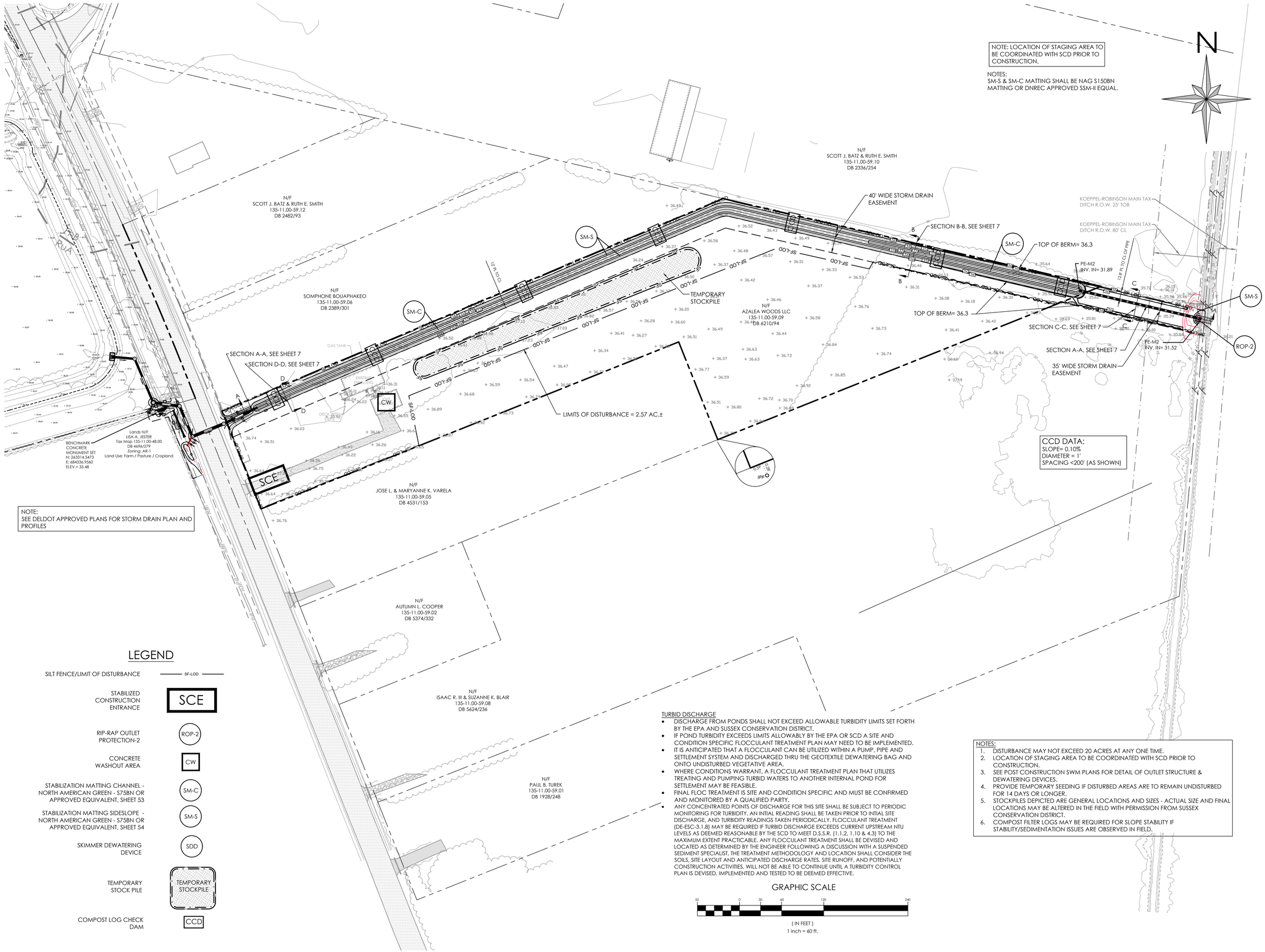
GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE: 410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

WETLAND / WATERBODY IMPACT EXHIBITS

AZALEA WOODS
OFFSITE STORMWATER OUTFALLS

SUSSEX COUNTY, DELAWARE

JOB NO.	SCALE:	DATE:	DRAWN BY:	REVIEW BY:	FIGURE:
31242339	N/A	SEPTEMBER 5, 2025	DIA / BMS	MAJ	4



NOTE:
SEE DELDOT APPROVED PLANS FOR STORM DRAIN PLAN AND PROFILES

LEGEND

SILT FENCE/LIMIT OF DISTURBANCE	SF-LOD
STABILIZED CONSTRUCTION ENTRANCE	SCE
RIP-RAP OUTLET PROTECTION-2	ROP-2
CONCRETE WASHOUT AREA	CW
STABILIZATION MATTING CHANNEL - NORTH AMERICAN GREEN - S75BN OR APPROVED EQUIVALENT, SHEET 53	SM-C
STABILIZATION MATTING SIDESLOPE - NORTH AMERICAN GREEN - S75BN OR APPROVED EQUIVALENT, SHEET 54	SM-S
SKIMMER DEWATERING DEVICE	SDD
TEMPORARY STOCK PILE	TEMPORARY STOCKPILE
COMPOST LOG CHECK DAM	CCD

TURBID DISCHARGE

- DISCHARGE FROM PONDS SHALL NOT EXCEED ALLOWABLE TURBIDITY LIMITS SET FORTH BY THE EPA AND SUSSEX CONSERVATION DISTRICT.
- IF POND TURBIDITY EXCEEDS LIMITS ALLOWABLY BY THE EPA OR SCD A SITE AND CONDITION SPECIFIC FLOCCULANT TREATMENT PLAN MAY NEED TO BE IMPLEMENTED.
- IT IS ANTICIPATED THAT A FLOCCULANT CAN BE UTILIZED WITHIN A PUMP, PIPE AND SETTLEMENT SYSTEM AND DISCHARGED THRU THE GEOTEXTILE DEWATERING BAG AND ONTO UNDISTURBED VEGETATIVE AREA.
- WHERE CONDITIONS WARRANT, A FLOCCULANT TREATMENT PLAN THAT UTILIZES TREATING AND PUMPING TURBID WATERS TO ANOTHER INTERNAL POND FOR SETTLEMENT MAY BE FEASIBLE.
- FINAL FLOC TREATMENT IS SITE AND CONDITION SPECIFIC AND MUST BE CONFIRMED AND MONITORED BY A QUALIFIED PARTY.
- ANY CONCENTRATED POINTS OF DISCHARGE FOR THIS SITE SHALL BE SUBJECT TO PERIODIC MONITORING FOR TURBIDITY. AN INTIAL READING SHALL BE TAKEN PRIOR TO INTIAL SITE DISCHARGE, AND TURBIDITY READINGS TAKEN PERIODICALLY. FLOCCULANT TREATMENT (DE-ESC-3.1.8) MAY BE REQUIRED IF TURBID DISCHARGE EXCEEDS CURRENT UPSTREAM NTU LEVELS AS DEEMED REASONABLE BY THE SCD TO MEET D.S.S.R. (1.1.2, 1.10 & 4.3) TO THE MAXIMUM EXTENT PRACTICABLE. ANY FLOCCULANT TREATMENT SHALL BE DEVISED AND LOCATED AS DETERMINED BY THE ENGINEER FOLLOWING A DISCUSSION WITH A SUSPENDED SEDIMENT SPECIALIST. THE TREATMENT METHODOLOGY AND LOCATION SHALL CONSIDER THE SOILS, SITE LAYOUT AND ANTICIPATED DISCHARGE RATES, SITE RUNOFF, AND POTENTIALLY CONSTRUCTION ACTIVITIES, WILL NOT BE ABLE TO CONTINUE UNTIL A TURBIDITY CONTROL PLAN IS DEVISED, IMPLEMENTED AND TESTED TO BE DEEMED EFFECTIVE.

GRAPHIC SCALE

50 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

1. DISTURBANCE MAY NOT EXCEED 20 ACRES AT ANY ONE TIME.
2. LOCATION OF STAGING AREA TO BE COORDINATED WITH SCD PRIOR TO CONSTRUCTION.
3. SEE POST CONSTRUCTION SWM PLANS FOR DETAIL OF OUTLET STRUCTURE & DEWATERING DEVICES.
4. PROVIDE TEMPORARY SEEDING IF DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR 14 DAYS OR LONGER.
5. STOCKPILES DEPICTED ARE GENERAL LOCATIONS AND SIZES - ACTUAL SIZE AND FINAL LOCATIONS MAY BE ALTERED IN THE FIELD WITH PERMISSION FROM SUSSEX CONSERVATION DISTRICT.
6. COMPOST FILTER LOGS MAY BE REQUIRED FOR SLOPE STABILITY IF STABILITY/SEDIMENTATION ISSUES ARE OBSERVED IN FIELD.

solutions
Environmental Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

Seal

Date

REVISIONS

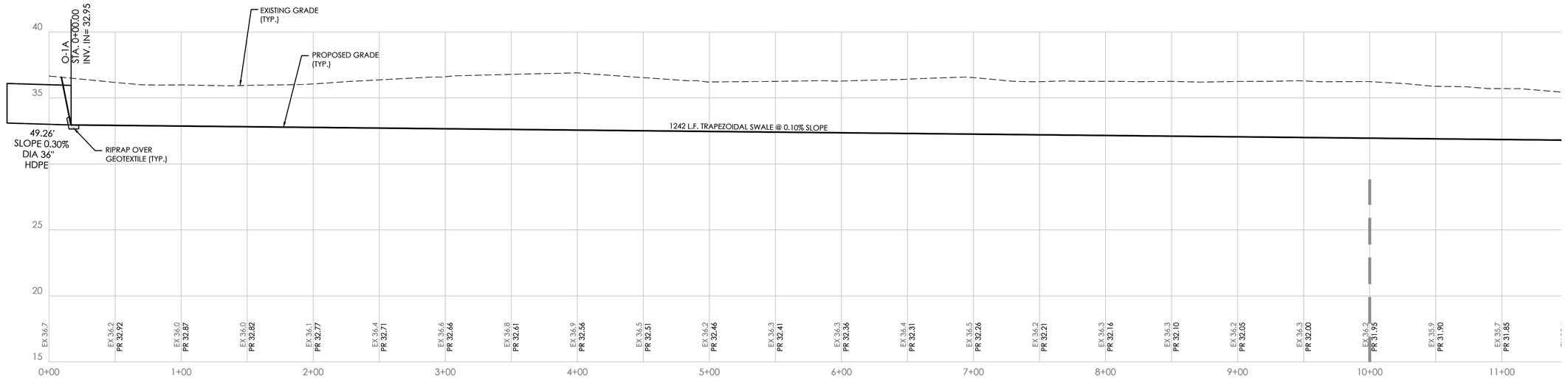
NO.	DATE	DESCRIPTION
1	2/5/25	REVISIONS PER AGENCY COMMENTS DATED 2/4/25

CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
for
AZALEA WOODS - ALTERNATE OUTFALL
GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	8/13/24
Job Number:	G18003
Scale:	1"=60'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 3

File Name: G18003-e&S-con-outfall

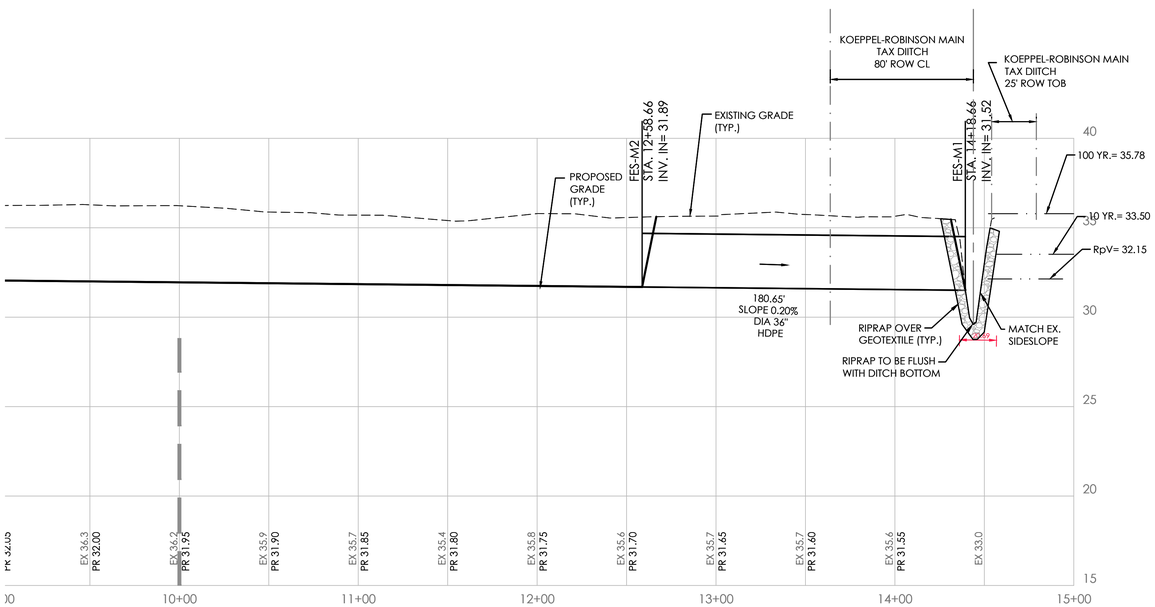


SECTION A-A

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

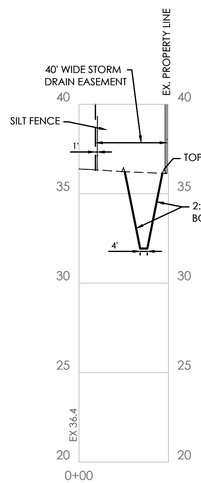
PHASE 3 - RIP RAP OUTLET PROTECTION SCHEDULE (INFLOW TO PONDS)								
LOCATION	> HALF PIPE DIA. < HALF PIPE DIA.	100-YEAR DISCHARGE (cfs)	PIPE DIAMEER	DIMENSIONS DOWNSTREAM OF FES	SQUARE FEET	DEPTH	TYPE	d50 Stone Size
			inches	W (ft) X L (ft)*	s.f.	inches		
O-1A	>	30.0	36	8 X 12	96	18	ROP-2	6"
FES-M1	>	30.0	36.0	8 X 12	96	18	ROP-2	6"

* Length (L) of rip rap shall be measured from the end of pipe/FES.



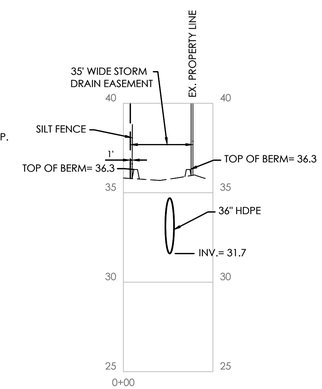
SECTION A-A

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



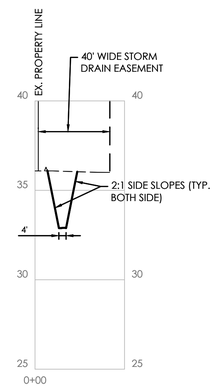
SECTION B-B

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



SECTION C-C

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



SECTION D-D

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

solutions
Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsiperm.com

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	2/5/25	REVISIONS PER AGENCY COMMENTS DATED 2/4/25

POST CONSTRUCTION SWM PLAN SECTION 1

for

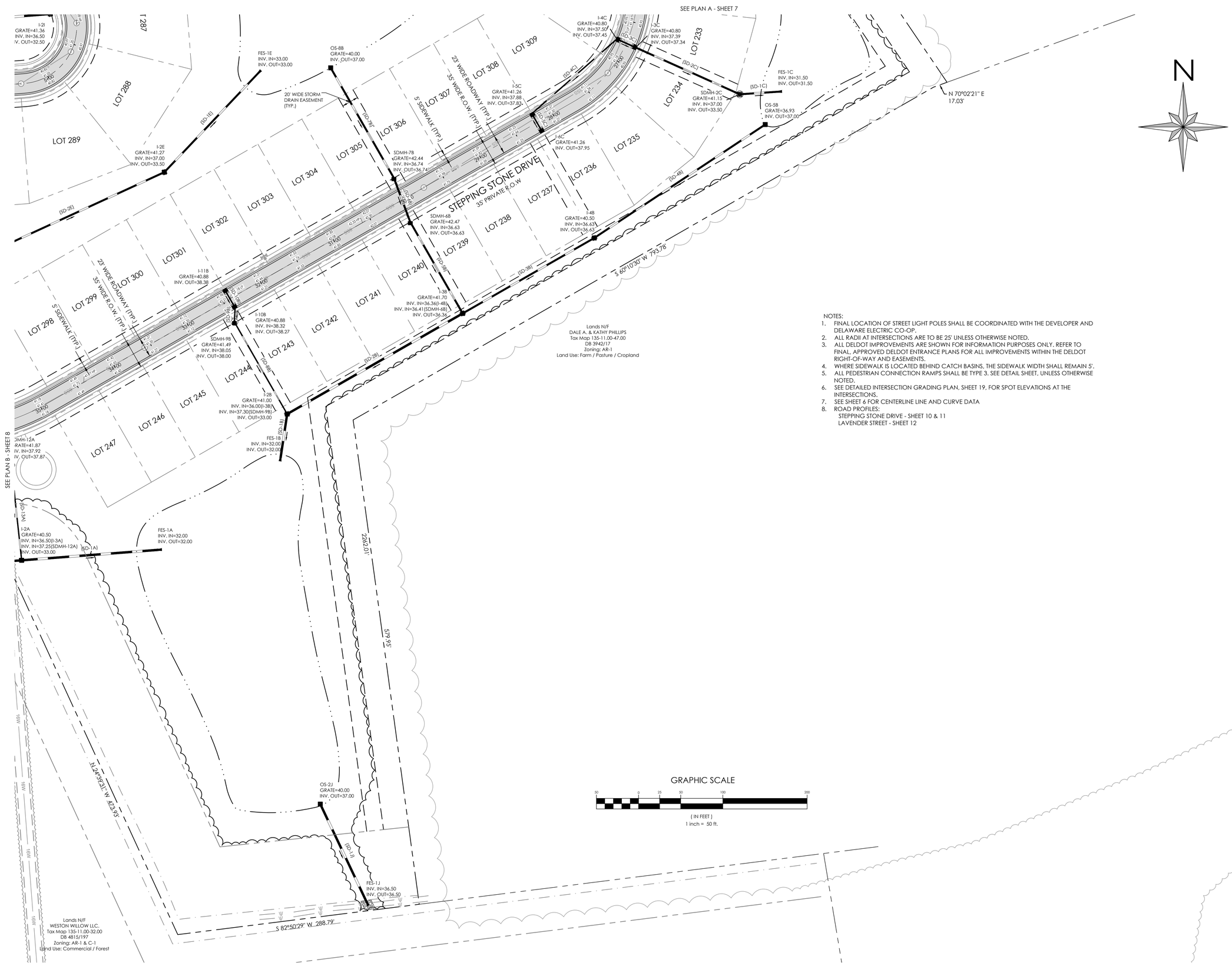
AZALEA WOODS - ALTERNATE OUTFALL

GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	8/13/24
Job Number:	G18003
Scale:	1"=40'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 7

File Name: G18003-e&s-section-outfall



NOTES:

1. FINAL LOCATION OF STREET LIGHT POLES SHALL BE COORDINATED WITH THE DEVELOPER AND DELAWARE ELECTRIC CO-OP.
2. ALL RADII AT INTERSECTIONS ARE TO BE 25' UNLESS OTHERWISE NOTED.
3. ALL DELDOT IMPROVEMENTS ARE SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO FINAL, APPROVED DELDOT ENTRANCE PLANS FOR ALL IMPROVEMENTS WITHIN THE DELDOT RIGHT-OF-WAY AND EASEMENTS.
4. WHERE SIDEWALK IS LOCATED BEHIND CATCH BASINS, THE SIDEWALK WIDTH SHALL REMAIN 5'.
5. ALL PEDESTRIAN CONNECTION RAMPS SHALL BE TYPE 3. SEE DETAIL SHEET, UNLESS OTHERWISE NOTED.
6. SEE DETAILED INTERSECTION GRADING PLAN, SHEET 19, FOR SPOT ELEVATIONS AT THE INTERSECTIONS.
7. SEE SHEET 6 FOR CENTERLINE LINE AND CURVE DATA
8. ROAD PROFILES:
   STEPPING STONE DRIVE - SHEET 10 & 11
   LAVENDER STREET - SHEET 12

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

www.solutionsipem.com

Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

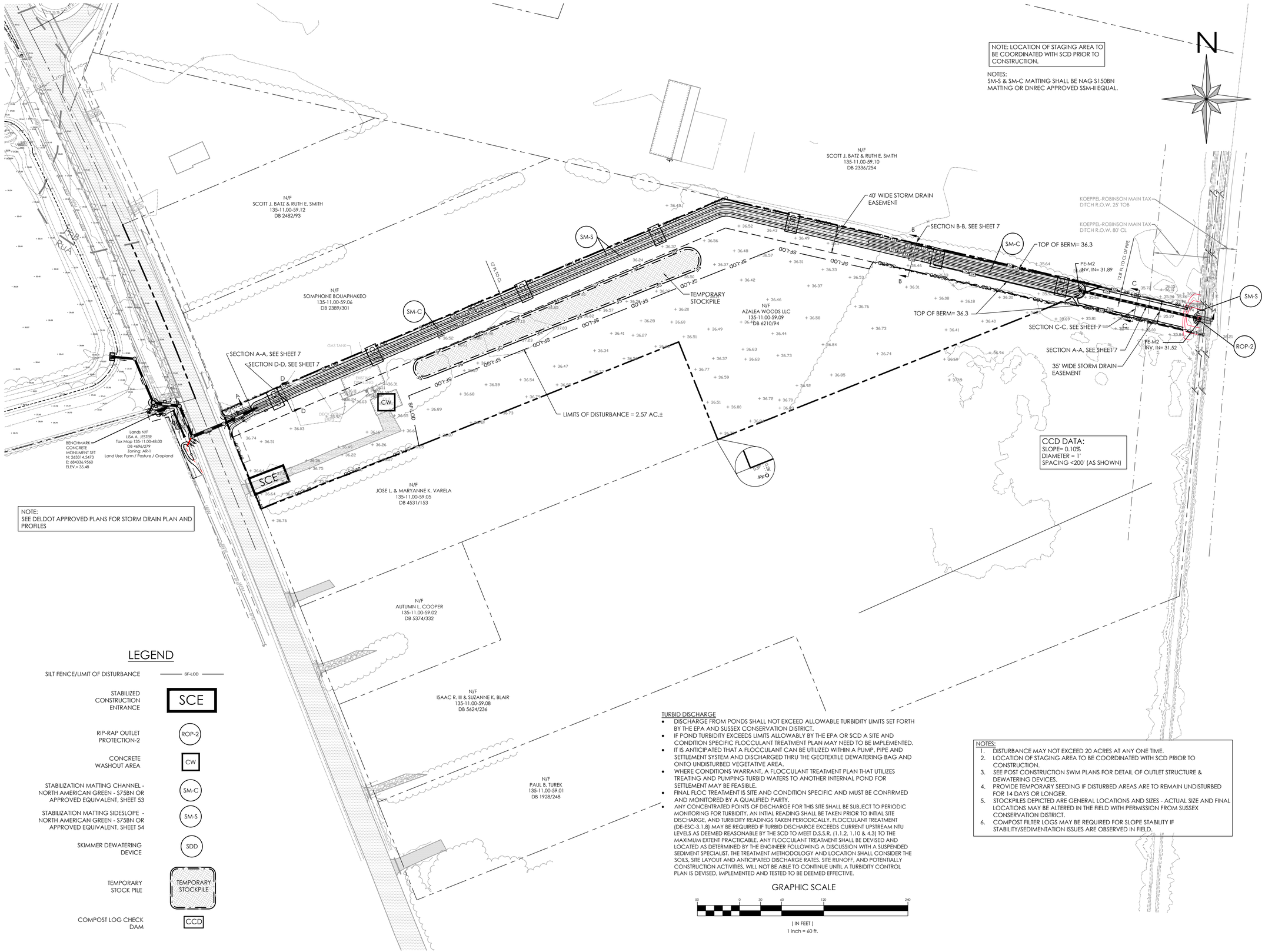
ROAD AND STORM DRAIN PLAN C
for
AZALEA WOODS - PHASE 8
SUSSEX COUNTY, DELAWARE
Prepared for: NATELLI COMMUNITIES

Date:	07/19/25
Job Number:	18003
Scale:	1"=50'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 9

File Name: G18003-P8-rd-sd

***Azalea Woods, Alternative Outfall, Sediment and Stormwater Management Plans, Round Pole Branch Broadkill River Watershed, Georgetown Hundred, Sussex County, Delaware, Tax Map 135-11.00-49.01, 59.09 & P/O 59.08*, prepared by Solutions IPEM, dated August 13, 2024, last revised May 15, 2025**



NOTE:
SEE DELDOT APPROVED PLANS FOR STORM DRAIN PLAN AND PROFILES

LEGEND

SILT FENCE/LIMIT OF DISTURBANCE	SF-LOD
STABILIZED CONSTRUCTION ENTRANCE	SCE
RIP-RAP OUTLET PROTECTION-2	ROP-2
CONCRETE WASHOUT AREA	CW
STABILIZATION MATTING CHANNEL - NORTH AMERICAN GREEN - S75BN OR APPROVED EQUIVALENT, SHEET 53	SM-C
STABILIZATION MATTING SIDESLOPE - NORTH AMERICAN GREEN - S75BN OR APPROVED EQUIVALENT, SHEET 54	SM-S
SKIMMER DEWATERING DEVICE	SDD
TEMPORARY STOCK PILE	TEMPORARY STOCKPILE
COMPOST LOG CHECK DAM	CCD

TURBID DISCHARGE

- DISCHARGE FROM PONDS SHALL NOT EXCEED ALLOWABLE TURBIDITY LIMITS SET FORTH BY THE EPA AND SUSSEX CONSERVATION DISTRICT.
- IF POND TURBIDITY EXCEEDS LIMITS ALLOWABLY BY THE EPA OR SCD A SITE AND CONDITION SPECIFIC FLOCCULANT TREATMENT PLAN MAY NEED TO BE IMPLEMENTED.
- IT IS ANTICIPATED THAT A FLOCCULANT CAN BE UTILIZED WITHIN A PUMP, PIPE AND SETTLEMENT SYSTEM AND DISCHARGED THRU THE GEOTEXTILE DEWATERING BAG AND ONTO UNDISTURBED VEGETATIVE AREA.
- WHERE CONDITIONS WARRANT, A FLOCCULANT TREATMENT PLAN THAT UTILIZES TREATING AND PUMPING TURBID WATERS TO ANOTHER INTERNAL POND FOR SETTLEMENT MAY BE FEASIBLE.
- FINAL FLOC TREATMENT IS SITE AND CONDITION SPECIFIC AND MUST BE CONFIRMED AND MONITORED BY A QUALIFIED PARTY.
- ANY CONCENTRATED POINTS OF DISCHARGE FOR THIS SITE SHALL BE SUBJECT TO PERIODIC MONITORING FOR TURBIDITY. AN INTIAL READING SHALL BE TAKEN PRIOR TO INTIAL SITE DISCHARGE, AND TURBIDITY READINGS TAKEN PERIODICALLY. FLOCCULANT TREATMENT (DE-ESC-3.1.8) MAY BE REQUIRED IF TURBID DISCHARGE EXCEEDS CURRENT UPSTREAM NTU LEVELS AS DEEMED REASONABLE BY THE SCD TO MEET D.S.S.R. (1.1.2, 1.10 & 4.3) TO THE MAXIMUM EXTENT PRACTICABLE. ANY FLOCCULANT TREATMENT SHALL BE DEVISED AND LOCATED AS DETERMINED BY THE ENGINEER FOLLOWING A DISCUSSION WITH A SUSPENDED SEDIMENT SPECIALIST. THE TREATMENT METHODOLOGY AND LOCATION SHALL CONSIDER THE SOILS, SITE LAYOUT AND ANTICIPATED DISCHARGE RATES, SITE RUNOFF, AND POTENTIALLY CONSTRUCTION ACTIVITIES, WILL NOT BE ABLE TO CONTINUE UNTIL A TURBIDITY CONTROL PLAN IS DEVISED, IMPLEMENTED AND TESTED TO BE DEEMED EFFECTIVE.

GRAPHIC SCALE

50 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

1. DISTURBANCE MAY NOT EXCEED 20 ACRES AT ANY ONE TIME.
2. LOCATION OF STAGING AREA TO BE COORDINATED WITH SCD PRIOR TO CONSTRUCTION.
3. SEE POST CONSTRUCTION SWM PLANS FOR DETAIL OF OUTLET STRUCTURE & DEWATERING DEVICES.
4. PROVIDE TEMPORARY SEEDING IF DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR 14 DAYS OR LONGER.
5. STOCKPILES DEPICTED ARE GENERAL LOCATIONS AND SIZES - ACTUAL SIZE AND FINAL LOCATIONS MAY BE ALTERED IN THE FIELD WITH PERMISSION FROM SUSSEX CONSERVATION DISTRICT.
6. COMPOST FILTER LOGS MAY BE REQUIRED FOR SLOPE STABILITY IF STABILITY/SEDIMENTATION ISSUES ARE OBSERVED IN FIELD.

solutions
Environmental Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

Seal

Date

REVISIONS

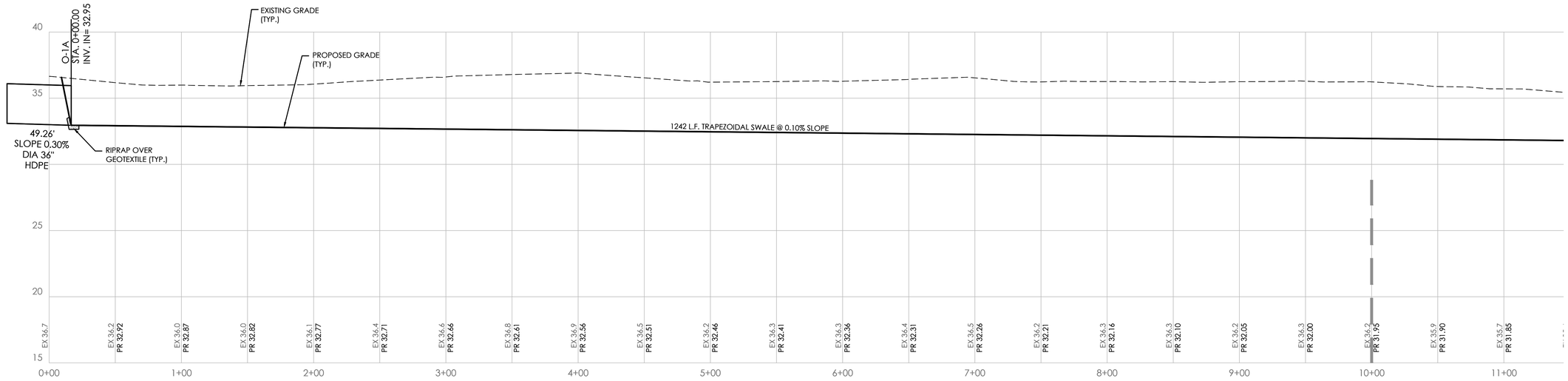
NO.	DATE	DESCRIPTION
1	2/5/25	REVISIONS PER AGENCY COMMENTS DATED 2/4/25

CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
for
AZALEA WOODS - ALTERNATE OUTFALL
GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	8/13/24
Job Number:	G18003
Scale:	1"=60'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 3

File Name: G18003-e&S-con-outfall

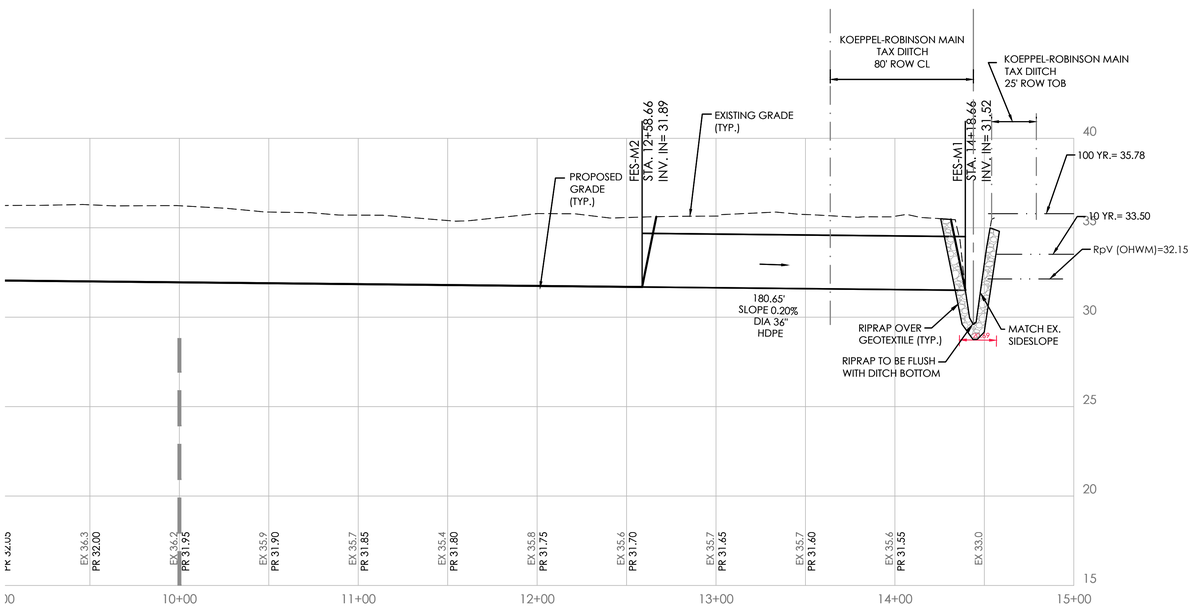


SECTION A-A

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

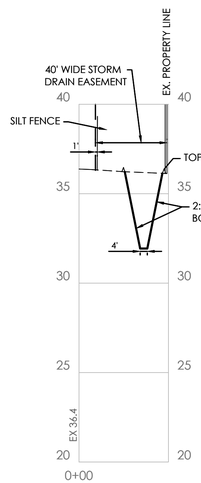
PHASE 3 - RIP RAP OUTLET PROTECTION SCHEDULE (INFLOW TO PONDS)								
LOCATION	> HALF PIPE DIA. < HALF PIPE DIA.	100-YEAR DISCHARGE (cfs)	PIPE DIAMEER	DIMENSIONS DOWNSTREAM OF FES	SQUARE FEET	DEPTH	TYPE	d50 Stone Size
			inches	W (ft) X L (ft)*	s.f.	inches		
O-1A	>	30.0	36	8 X 12	96	18	ROP-2	6"
FES-M1	>	30.0	36.0	8 X 12	96	18	ROP-2	6"

* Length (L) of rip rap shall be measured from the end of pipe/FES.



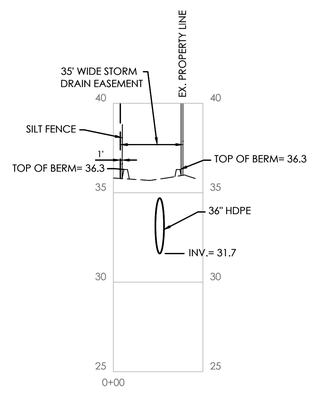
SECTION A-A

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



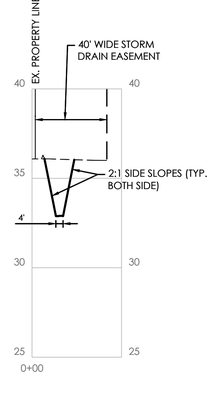
SECTION B-B

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



SECTION C-C

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



SECTION D-D

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

solutions
Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsiperm.com

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	2/5/25	REVISIONS PER AGENCY COMMENTS DATED 2/4/25

POST CONSTRUCTION SWM PLAN SECTION 1
for
AZALEA WOODS - ALTERNATE OUTFALL
GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	8/13/24
Job Number:	G18003
Scale:	1"=40'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 7

File Name: G18003-e&s-section-outfall

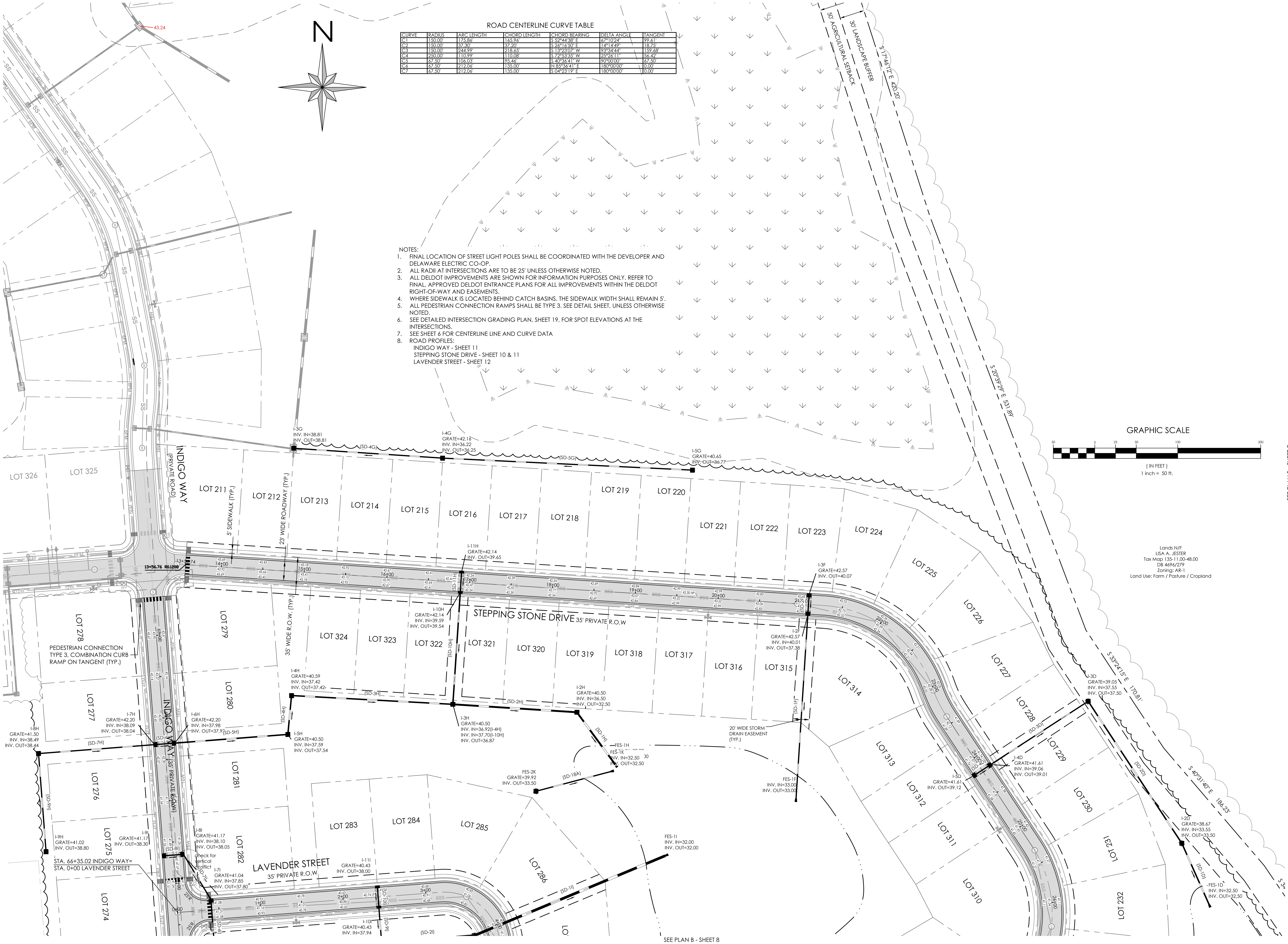
***Road and Storm Drain Plan[s] for Azalea Woods – Phase 8, Sussex County, Delaware*, prepared by Solutions IPEM, dated July 19, 2025**

ROAD CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	175.86'	165.96'	S 52°44'38" E	67°10'24"	99.61'
C2	150.00'	37.30'	37.20'	S 26°16'50" E	14°14'49"	18.75'
C3	150.00'	244.99'	218.65'	S 13°23'07" W	93°34'44"	159.68'
C4	250.00'	110.99'	110.08'	S 72°53'35" W	25°26'11"	56.42'
C5	67.50'	106.03'	95.46'	S 40°36'41" W	90°00'00"	67.50'
C6	67.50'	212.06'	135.00'	N 85°36'41" E	180°00'00"	0.00'
C7	67.50'	212.06'	135.00'	S 04°23'19" E	180°00'00"	0.00'

NOTES:

1. FINAL LOCATION OF STREET LIGHT POLES SHALL BE COORDINATED WITH THE DEVELOPER AND DELAWARE ELECTRIC CO-OP.
2. ALL RADII AT INTERSECTIONS ARE TO BE 25' UNLESS OTHERWISE NOTED.
3. ALL DELDOT IMPROVEMENTS ARE SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO FINAL, APPROVED DELDOT ENTRANCE PLANS FOR ALL IMPROVEMENTS WITHIN THE DELDOT RIGHT-OF-WAY AND EASEMENTS.
4. WHERE SIDEWALK IS LOCATED BEHIND CATCH BASINS, THE SIDEWALK WIDTH SHALL REMAIN 5'.
5. ALL PEDESTRIAN CONNECTION RAMPS SHALL BE TYPE 3. SEE DETAIL SHEET, UNLESS OTHERWISE NOTED.
6. SEE DETAILED INTERSECTION GRADING PLAN, SHEET 19, FOR SPOT ELEVATIONS AT THE INTERSECTIONS.
7. SEE SHEET 6 FOR CENTERLINE LINE AND CURVE DATA
8. ROAD PROFILES:
   INDIGO WAY - SHEET 11
   STEPPING STONE DRIVE - SHEET 10 & 11
   LAVENDER STREET - SHEET 12



solutions
Integrated Planning
Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

Seal

Date

REVISIONS		
NO.	DATE	DESCRIPTION

ROAD AND STORM DRAIN PLAN A

for

AZALEA WOODS - PHASE 8

SUSSEX COUNTY, DELAWARE

Prepared for: NATELLI COMMUNITIES

Date:	07/19/25
Job Number:	18003
Scale:	1"=50'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 7

File Name: G18003-P8-rd-sd

NOTES:

1. FINAL LOCATION OF STREET LIGHT POLES SHALL BE COORDINATED WITH THE DEVELOPER AND DELAWARE ELECTRIC CO-OP.
2. ALL RADII AT INTERSECTIONS ARE TO BE 25' UNLESS OTHERWISE NOTED.
3. ALL DELDOT IMPROVEMENTS ARE SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO FINAL, APPROVED DELDOT ENTRANCE PLANS FOR ALL IMPROVEMENTS WITHIN THE DELDOT RIGHT-OF-WAY AND EASEMENTS.
4. WHERE SIDEWALK IS LOCATED BEHIND CATCH BASINS, THE SIDEWALK WIDTH SHALL REMAIN 5'.
5. ALL PEDESTRIAN CONNECTION RAMPS SHALL BE TYPE 3. SEE DETAIL SHEET, UNLESS OTHERWISE NOTED.
6. SEE DETAILED INTERSECTION GRADING PLAN, SHEET 19, FOR SPOT ELEVATIONS AT THE INTERSECTIONS.
7. SEE SHEET 6 FOR CENTERLINE LINE AND CURVE DATA
8. ROAD PROFILES:
   INDIGO WAY - SHEET 11
   STEPPING STONE DRIVE - SHEET 10 & 11
   LAVENDER STREET - SHEET 12

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

www.solutionsipem.com

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

ROAD AND STORM DRAIN PLAN B

for

AZALEA WOODS - PHASE 8

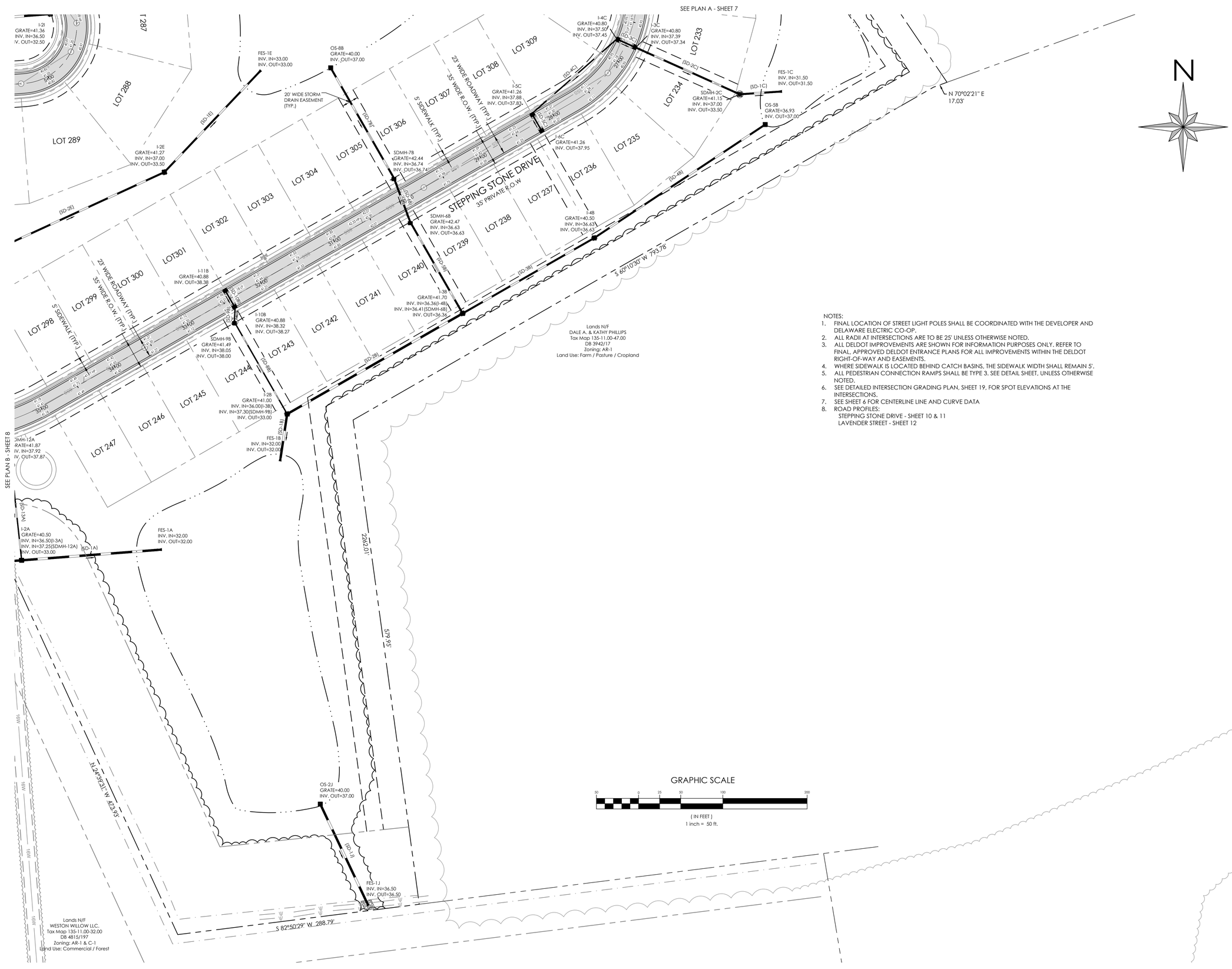
SUSSEX COUNTY, DELAWARE

Prepared for: NATELLI COMMUNITIES

Date:	07/19/25
Job Number:	18003
Scale:	1"=50'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 8

File Name: G18003-P8-rd-sd



NOTES:

1. FINAL LOCATION OF STREET LIGHT POLES SHALL BE COORDINATED WITH THE DEVELOPER AND DELAWARE ELECTRIC CO-OP.
2. ALL RADII AT INTERSECTIONS ARE TO BE 25' UNLESS OTHERWISE NOTED.
3. ALL DELDOT IMPROVEMENTS ARE SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO FINAL, APPROVED DELDOT ENTRANCE PLANS FOR ALL IMPROVEMENTS WITHIN THE DELDOT RIGHT-OF-WAY AND EASEMENTS.
4. WHERE SIDEWALK IS LOCATED BEHIND CATCH BASINS, THE SIDEWALK WIDTH SHALL REMAIN 5'.
5. ALL PEDESTRIAN CONNECTION RAMPS SHALL BE TYPE 3. SEE DETAIL SHEET, UNLESS OTHERWISE NOTED.
6. SEE DETAILED INTERSECTION GRADING PLAN, SHEET 19, FOR SPOT ELEVATIONS AT THE INTERSECTIONS.
7. SEE SHEET 6 FOR CENTERLINE LINE AND CURVE DATA
8. ROAD PROFILES:
   STEPPING STONE DRIVE - SHEET 10 & 11
   LAVENDER STREET - SHEET 12

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

www.solutionsipem.com

Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

ROAD AND STORM DRAIN PLAN C
for
AZALEA WOODS - PHASE 8
SUSSEX COUNTY, DELAWARE
Prepared for: NATELLI COMMUNITIES

Date:	07/19/25
Job Number:	18003
Scale:	1"=50'
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 9

File Name: G18003-P8-rd-sd