



# Sussex County Engineering Department

## Proposed Warwick Park Expansion of the Sussex County Unified Sanitary Sewer District (Oak Orchard Area)



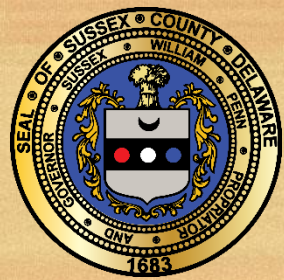
**Public Hearing**  
Indian River Fire Hall  
32628 Oak Orchard Road  
Oak Orchard DE  
October 29, 2022 @ 9:00AM







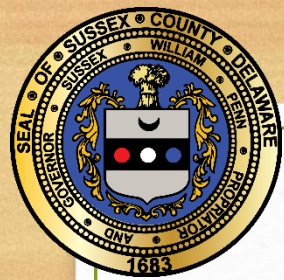




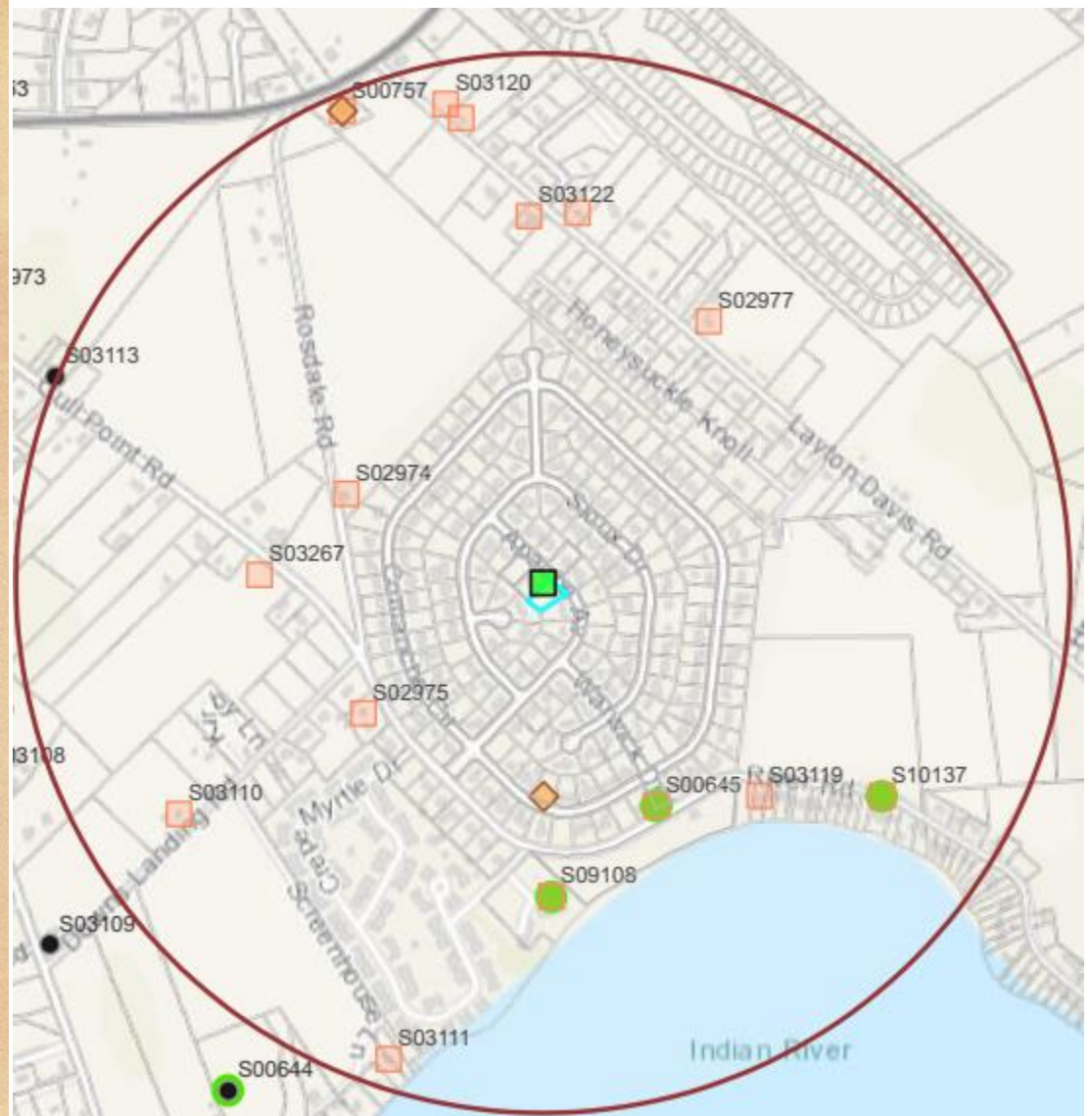
# Project Background/Information






1. The Engineering Department received a requests from individual property owners and the presidents of the Warwick Park Owners Association, the Warwick Cove LLC as well as the Gull Point Condominium Association expressing interest in central sewer service.
2. The Engineering Department prepared and distributed polling letters to all property owners in these three communities.
3. We received a sufficient number in support of central sewer to proceed to a Public Hearing defining the proposed boundary, the individual responses from Gull Point were to the negative however the Condominium Association President asked to be included to learn more details and the potential costs to their residents.
4. The Department presented the results of the polling letters to County Council on August 23, 2022, for permission to prepare and post notices for a public hearing, County Council approved the motion.
5. Existing sewer extends to the easternmost property line of Warwick Park on River Road which will be the connection point if approved.
6. The Engineering Department's cost assumptions are based on single points of connection for Warwick Cove and Gull Point based on discussions with the respective presidents.





## Cultural & Historical Resources



- |   |  |
|---|--|
|  Other Proposed Properties |  Override 1                               |
|  HistoricPropertySync      |  other surveyed, assigned CRS inventory # |
|  National Register-listed  |  HistoricProperty_Archaeo                 |



# Current Permit Information

## Current Permit for Gull Point:

WPCC 3086A/83 Construction/Operation Permit for Phase 1,2 & 3 for Gull Point.

C4013-91S Construction/Operation Permit was issued for the entire site for expansion of the system.

C4013-91S supersedes permit WPCC 3086A/83.

Permit C4013-91S expired 12/16/92 for the construction portion and it states the permit is “indefinite for operation and maintenance”. Section 6.5.8.1 of the Regulations Governing the Design, Installation and Operation of On-site Wastewater Treatment and Disposal Systems states: “Operation permits for large systems that were issued without a permit expiration date shall expire five (5) years following the promulgation date of these Regulations.”

The Regulations were promulgated on January 11, 2014, which would result in **permit C4013-91S expiring on 1/11/19**. A Renewal Application should be submitted immediately from the permittee, unless connection to central sewer is anticipated and the permittee notifies the Department of the intention. C4013-91S may be administratively extended until connection is made or a Renewal Application is submitted. A Renewal Application would also have to include upgrades proposed to the on-site system in order to bring it to the PSN 2 required treatment standards.

**DNREC notified the HOA in 2012 that upgrade to PSN2 is required.**

## Current Permit for Warwick Cove:

359318-02 Expires May 29, 2023

Previously Upgraded to PSN2

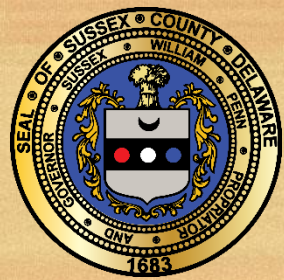
## Current Permits for Warwick Park:

Individual on-site permits

Expires when central sewer service is available (if permitted after Mid 80's)

The owner shall connect to the county or municipal sewer system if and when such services become available. At such time, this permit becomes void unless the Division approves continued operation.





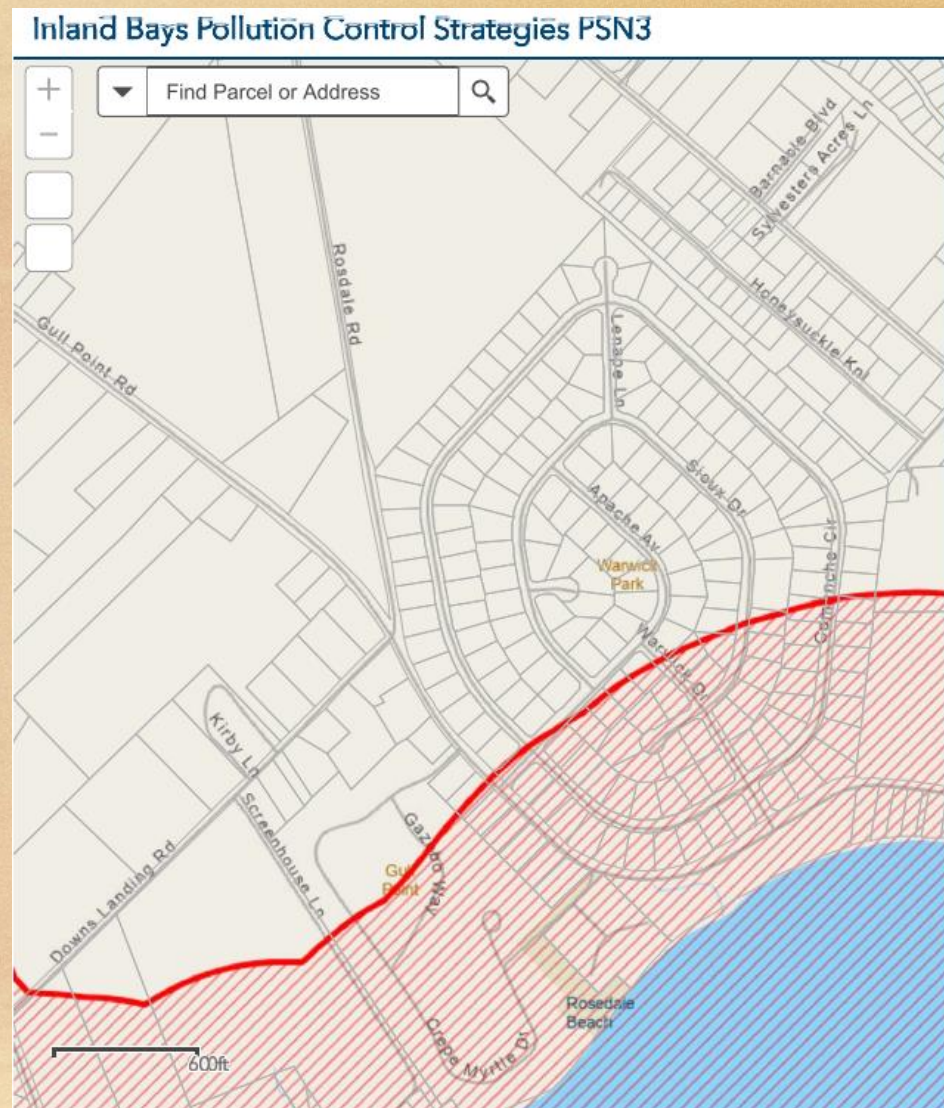
# Pollution Control Strategy Information

## **7403 Regulations Governing The Pollution Control Strategy For The Indian River, Indian River Bay, Rehoboth Bay And Little Assawoman Bay Watersheds**

7.2 For all properties utilizing an OWTDS that are sold or otherwise transferred to other ownership, the owner or trustee shall have their systems pumped out and inspected prior to the completion of the sale.

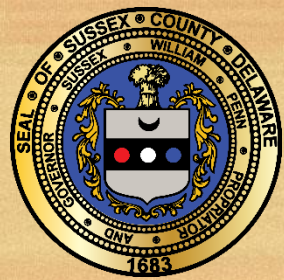
8.4 Requirements for small OWTDSs having flows less than or equal to 2,500 gpd:

8.4.1 All new and replacement systems shall meet a Performance Standard Nitrogen level 3 (PSN3).



**The Area in Red hatch was part of the 2008 “early” implementation area**





## Estimated Rates Warwick Park

### **Current Annual Service Charge:**

\$320.00/year per EDU (Equivalent Dwelling Unit); billed quarterly (subject to change during the annual budget process).

### **Annual EDU based Sewer Assessment Charge:**

\$1,000.00 (fixed for the term of the financing)

### **System Connection Charge (SCC):**

**\$0.00** for existing homes the one-time SCC fee will be included in the financing. Any future connection will be charged the SCC fee in effect at that time.

### **Estimated Annual Charge:**

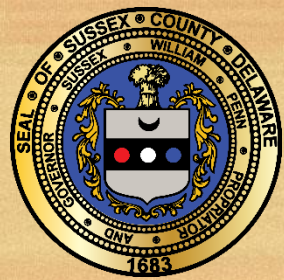
\$320.00 (service charge) + \$1,000.00 (EDU) = **\$1,320.00\*\***

### **Estimated Connection Expense:**

Plumbing costs between \$2,000-\$2,500 based on complexity and \$100.00 Permit Fee to Sussex County.

\*\* Based on federal recommendations that the total annual charge not to exceed 1.5% of Median Household Income (MHI) as reported in the latest available Sussex County wide Census Data.





## Estimated Rates Gull Point / Warwick Cove

### **Current Annual Service Charge:**

\$320.00/year per EDU (Equivalent Dwelling Unit); billed quarterly (subject to change during the annual budget process).

### **Annual EDU based Sewer Assessment Charge:**

\$325.00 (fixed for the term of the financing)

### **Partial System Connection Charge (SCC) Treatment Portion:**

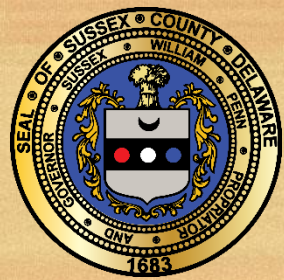
Gull Point Community \$4,320 x 165 units = \$712,800

Warwick Cove \$4,320 x 14 units = \$60,480

### **Estimated Annual Charge:**

\$320.00 (service charge) + \$325.00 (EDU) = **\$645.00**

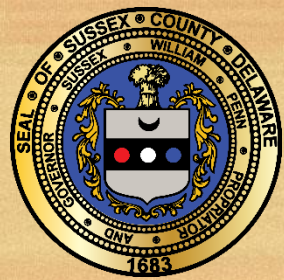




# General User Rate Information

1. Assessment is on an EDU basis beginning when the system becomes operational.
2. Service charge billing begins when a home or business is connected or at connection deadline.
3. A vacant lot will pay the assessment charge, but not the service charge.
4. A single-family residence is one equivalent dwelling unit (EDU). A nonresidential entity will be rated as multiple EDUs based on fixtures.
5. All users must connect within (4) months of the system becoming operational.
6. Financial assistance is available to qualified homeowners, through various grant and loan programs.
7. The next (2) slides will show the estimated costs, there are (2) different rates as Gull Point & Warwick Cove have existing collections systems and will require no pavement restoration. Therefore, their assessment fee will be based on the limited amount of infrastructure to connect to the new pumpstation, their share of the new pumpstation and forcemain cost.

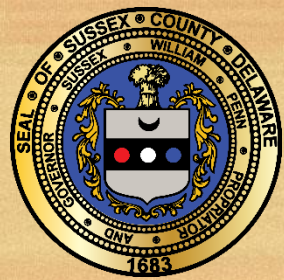




## Proposed Schedule

Time Frame	Action
October 2022	Public Hearing
November 2022	Sussex County Council Vote on Annexation
July 2025	Facilities Plan / Environmental Assessment
January 2026	Design Phase Begins
Summer 2026	Advertise/Bidding Phase
Fall 2026	Construction Starts
Fall 2027	System Operational





# Contact Information

- [Sussex County](#)
  - P.O. Box 589
- Georgetown, DE 19947
- [www.sussexcountyde.gov](http://www.sussexcountyde.gov)

## [Sussex County Utility Planning Department](#)

- Utility Planning Division – 302-855-7370
- Division Director - John Ashman – [jashman@sussexcountyde.gov](mailto:jashman@sussexcountyde.gov)

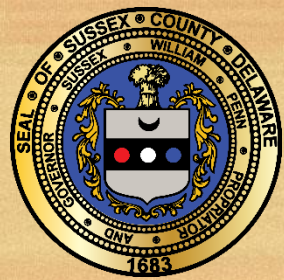
### • [Assessment Questions:](#)

- Utility Permits Division – 302-855-7719
- Division Director – Katrina Mears - [kmears@sussexcountyde.gov](mailto:kmears@sussexcountyde.gov)

### • [Grant Assistance Questions:](#)

- Brittany Droney 302-855-7813
- [Brittany.droney@sussexcountyde.gov](mailto:Brittany.droney@sussexcountyde.gov)





# Questions / Comments



