

Lauren DeVore

From: Wang, Ping (DNREC) <Ping.Wang2@delaware.gov>
Sent: Friday, September 3, 2021 3:08 PM
To: Lauren DeVore; Jamie Whitehouse; Carlton Savage; Josh Stallings
Cc: Cassidy, James W. (DNREC)
Subject: Re: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

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Dear Ms. DeVore,

To clarify your below remaining question from the Commission, the Regulations have not changed since the Feasibility Study was reviewed and approved in 2015. There is no expiration date associated with the soil feasibility study that was performed; however, DNREC cannot confirm that site conditions have not changed since that time without the submission of additional/updated information. If the County or the Developer is seeking confirmation from DNREC that conditions have not changed at this proposed subdivision since the 2015 approval, then additional information must be submitted for Department review as described in my August 5th email. If such confirmation is not being requested of DNREC, then no further information needs to be submitted to DNREC at this time.

Thank you and have a good Labor Day weekend!

Ping Wang

From: Lauren DeVore <lauren.devore@sussexcountysde.gov>
Sent: Monday, August 30, 2021 9:33 AM
To: Wang, Ping (DNREC) <Ping.Wang2@delaware.gov>; Jamie Whitehouse <jamie.whitehouse@sussexcountysde.gov>; Carlton Savage <carlton@scaledengineering.com>; Josh Stallings <josh@scaledengineering.com>
Cc: Cassidy, James W. (DNREC) <James.Cassidy@delaware.gov>; Kline, Jeffrey S. (DNREC) <Jeffrey.Kline@delaware.gov>
Subject: RE: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

Good Morning, Mr. Wang,

This email is to serve as confirmation that the Department is in receipt of your email, that your previous email statement will be entered into the public record, and that it will serve as DNREC's official statement regarding this application.

While I appreciate your answer, it did not address the Commission's primary concern, which is whether or not the Soil Feasibility Study as submitted complies with the most current standards and regulations for soil feasibility studies (of which it appears that the 2014 regulations are the most current standards) as required under Title 7, Regulation 7101 Section 5.2.2 of the DE Admin. Code.

If any additional questions arise at the next Commission meeting that this project will be reviewed at, the Commission will be advised by staff that DNREC has no and will be making no further statements regarding the Lockhaven Subdivision application.

Thanks,

-Lauren

Lauren DeVore

Planner III
Department of Planning and Zoning
P.O. Box 417
2 The Circle
Georgetown, DE 19947
(302)855-7878
8:30AM - 4:30PM



For more information regarding upcoming development proposals and further Planning and Zoning matters, please see the [Sussex County Official Website](#).

From: Wang, Ping (DNREC) <Ping.Wang2@delaware.gov>
Sent: Tuesday, August 24, 2021 10:55 AM
To: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Cc: Cassidy, James W. (DNREC) <James.Cassidy@delaware.gov>; Kline, Jeffrey S. (DNREC) <Jeffrey.Kline@delaware.gov>
Subject: RE: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

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Dear Ms. DeVore,

I understand that you have called my office asking for another statement about the previous Lockhaven Subdivision Soil Feasibility Study (SFS). My August 5th email to you is the statement regarding the case, which clearly stated the Department's current position. The Department will not make any additional statement on the former SFS.

Regards,
Ping Wang

From: Wang, Ping (DNREC)
Sent: Thursday, August 5, 2021 3:36 PM
To: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Cc: Cassidy, James W. (DNREC) <James.Cassidy@delaware.gov>; Kline, Jeffrey S. (DNREC) <Jeffrey.Kline@delaware.gov>
Subject: RE: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

Dear Ms. DeVore,

Thank you for reaching out to DNREC about the Lockhaven Subdivision (2020-08) Soil Feasibility Study (SFS). The Department has determined that a new investigation of the soils on this property should not be

required. However, the Department will be requiring an update to the soil feasibility report that reflects the changes to the name of the subdivision and the changes to the development plan and lot layout. In addition, to confirm that there have been no significant changes to the soil conditions or hydrology on this site since the original soil feasibility report was completed, the Department will be requiring the collection/conduction of a limited number of confirmatory samples/tests. The Department's soil scientist Scott Kline can provide details on what confirmatory sampling and testing will be required.

Please submit the updated SFS (with proper fee) to our Georgetown Office for review.

Regards,
Ping Wang

Ping Wang, Ph.D.

Environmental Program Manager II
Groundwater Discharges Section
DNREC-Division of Water
89 Kings Highway, Dover, DE 19901
Tel: (302)739-9948

From: Kline, Jeffrey S. (DNREC) <Jeffrey.Kline@delaware.gov>
Sent: Tuesday, August 3, 2021 8:49 AM
To: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Cc: Cassidy, James W. (DNREC) <James.Cassidy@delaware.gov>; Wang, Ping (DNREC) <Ping.Wang2@delaware.gov>
Subject: RE: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

I passed your request in the form of an e-mail to management on 7/28/21. Alternative contacts include Jim Cassidy at 856-4561 and Ping Wang at 739-9948.

From: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Sent: Tuesday, August 03, 2021 8:41 AM
To: Kline, Jeffrey S. (DNREC) <Jeffrey.Kline@delaware.gov>
Subject: RE: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

Good Morning, Mr. Kline,

I would like to follow up regarding your assessment of the soil feasibility study mentioned in the email below.

Please let me know if there is an alternative contact that you would suggest reviewing this data and I will send this data along to that individual.

I hope you are having a great week so far.

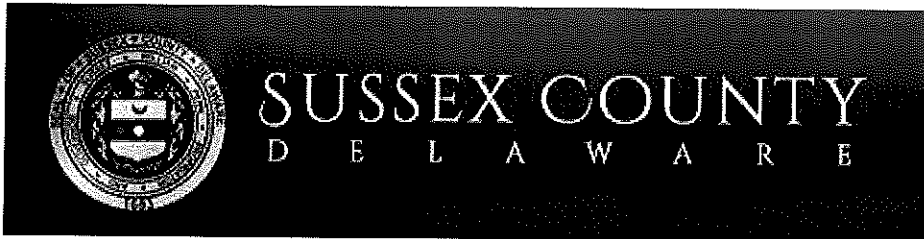
Best Regards,

-Lauren

Lauren DeVore

Planner III

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Georgetown, DE 19947
(302)855-7878
8:30AM - 4:30PM



For more information, please see the [Sussex County Official Website](#).

From: Lauren DeVore

Sent: Wednesday, July 28, 2021 10:54 AM

To: jeffrey.kline@delaware.gov

Cc: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>; Carlton Savage <carlton@scaledengineering.com>;

Josh Stallings <josh@scaledengineering.com>

Subject: Lockhaven (2020-08) Soil Feasibility Study Report - Confirmation of Findings

Good Morning, Mr. Kline,

I wanted to reach out with regard to a pending application for a major standard subdivision that our office is currently in the midst of processing.

The application is for a subdivision known as "Lockhaven" (2020-08) for 25 single-family lots located off of Round Pole Bridge Road in Milton, Delaware.

The Preliminary Subdivision Plan and Soil Investigation Report (soil feasibility study) for Lot #21 (that was previously shown as Lot #3 on the former plans which showed a 24 lot layout) have been included as attachments to this email.

The Preliminary plans were considered as part of a public hearing for the Application, which took place on June 24, 2021. At that meeting, the Planning and Zoning Commission decided to hold the public record open for the limited purpose of receiving additional items related to the inspection status of the wooden bridge located on Round Pole Bridge Road, as well as for the receipt of an updated Soil Feasibility Study from the Applicant.

The Application was then taken back to the Planning and Zoning Commission at their meeting of July 22, 2021 and the Application, as well as all submitted reports and their contents were reviewed as an item of "Old Business" by the Commission.

The Planning and Zoning Commission had concerns regarding the Soil Feasibility Study and whether met the required purpose and intent of a soil feasibility study. That being said, the Commission decided to take no action, as they were looking for DNREC to comment on this matter.

I do note as part of the file, your July 6, 2021 email to Mr. Josh Stallings, Senior Environmental Scientist of Scaled Engineering, in which you confirmed that Soil Feasibility Studies have no expiration date. Therefore, I thought you would be an appropriate point of contact in addressing the Commission's concerns.

I would like you to please review the contents of the Soil Feasibility Study. In your professional opinion, is the attached report sufficient to meet the purposes, intent and requirements of a soil feasibility study for the abovementioned property and proposal? Furthermore, are there any specific requirements which have not been met as part of the attached submittal?

Your professional input is both valued and appreciated. Staff thanks you for your time and attention in addressing this matter.

Best Regards,

-Lauren

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