

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: February 9th, 2023

Application: CU 2340 Inland Bays Preservation

Applicant: Inland Bays Preservation Company, LLC
34026 Anna’s Way, Suite 1
Millsboro, DE 19966

Owner: Tunnell Companies, LP
34026 Anna’s Way, Suite 1
Millsboro, DE 19966

Site Location: Banks Road

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Regional Waste Water Treatment Facility

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Indian River School District

Fire District: Indian River Fire Department

Sewer: Inland Bays Preservation Co. LLC

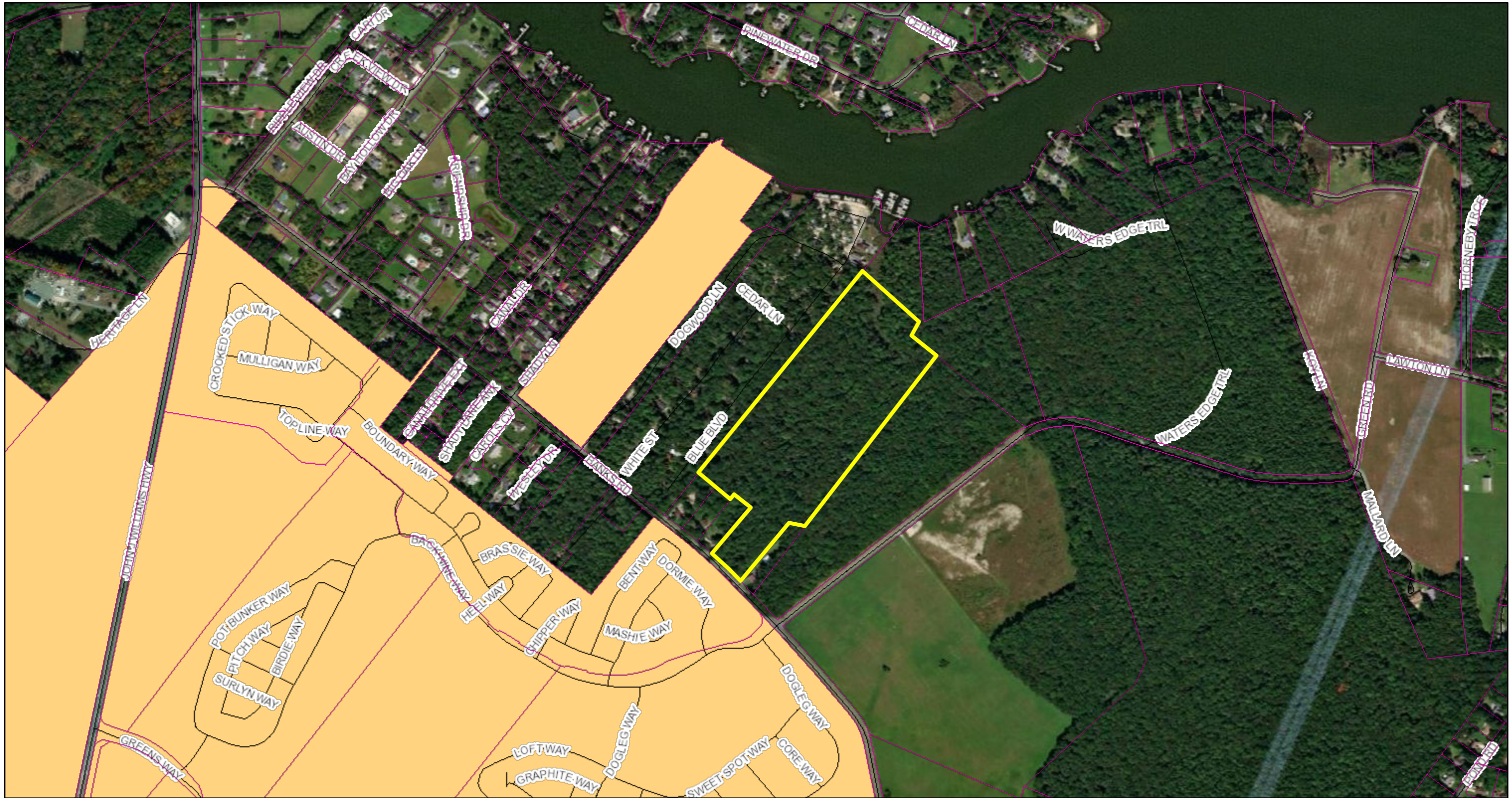
Water: Long Neck Water Co.

Site Area: 1.739 acres +/-

Tax Map ID.: 234-17.00-170.00 (P/O)

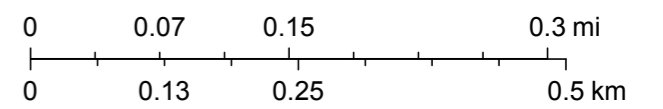
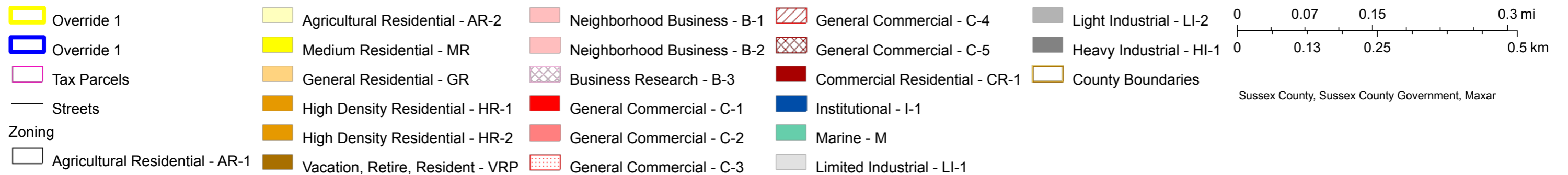


Sussex County



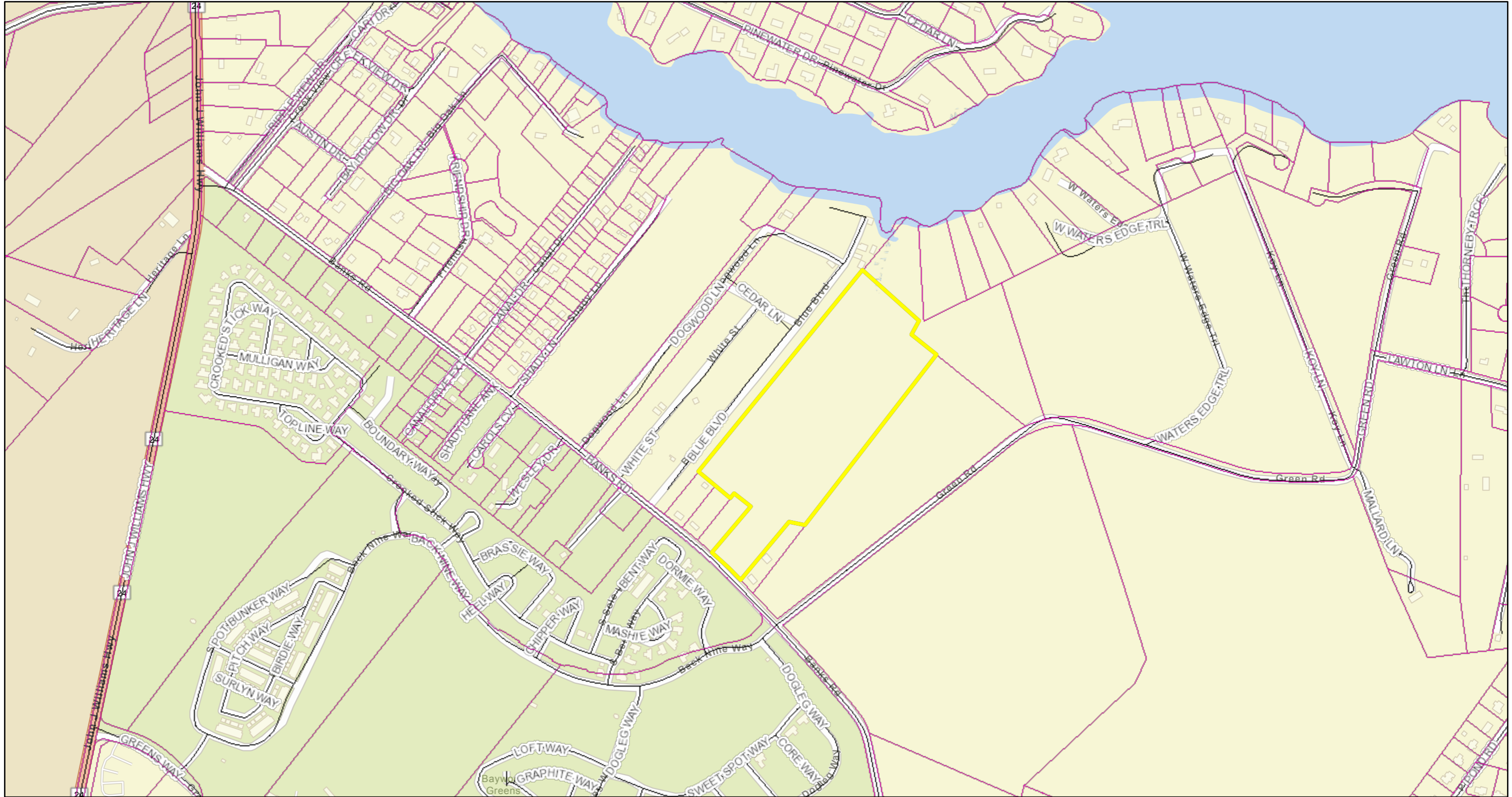
January 11, 2023

1:9,028








Sussex County, Sussex County Government, Maxar

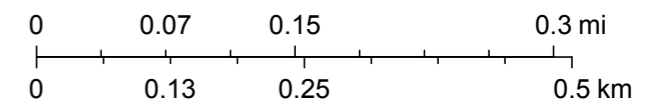
Sussex County



January 11, 2023

-  Override 1
-  Override 1
-  Tax Parcels
-  Streets
-  County Boundaries

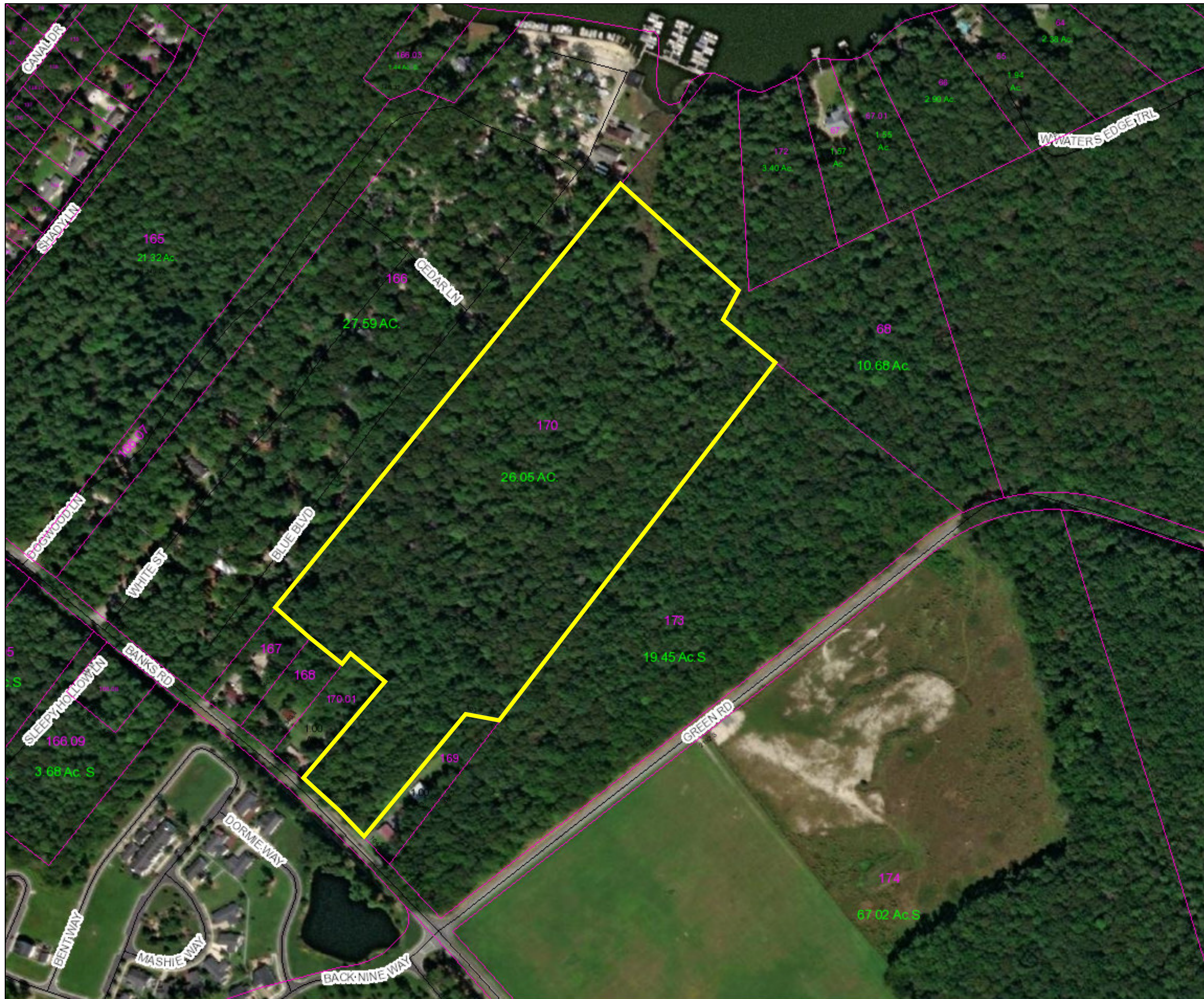
1:9,028



Sussex County, Sussex County Government, Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



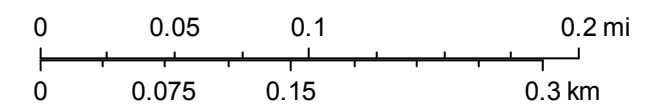
Sussex County



PIN:	234-17.00-170.00
Owner Name	KEASTONE BAY LLC
Book	5732
Mailing Address	34026 ANNAS WAY STE 7
City	MILLSBORO
State	DE
Description	RD LONG NECK TO
Description 2	ANGOLA
Description 3	N/A
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:4,514



JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Chase Phillips, Planner II
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: January 23, 2023
RE: Staff Analysis for CU 2340 Inland Bays Preservation Company, LLC

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2340, Inland Bays Preservation Company, LLC., to be reviewed during the February 9th, 2023, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for a regional wastewater treatment facility to be located on a portion of Tax Parcel 234-17.00-170.00. The property is located on the northeast side of Banks Road (S.C.R. 298) in Millsboro. The Conditional Use area is 1.739 acres +/- while the total area of the parcel is 26.05 acres +/-.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Coastal Area." The adjacent parcels to the north, south, east, and west are all also within the Coastal Area.

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas.

Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. The properties to the north, east, and west are also within the AR-1 Zoning District. The property to the south is within the General Residential (GR) Zoning District.



Existing Conditional Uses within the Vicinity of the Subject Property

Since 1971, there have been 14 Conditional Use applications within a one (1) mile radius of the application site. Below is a table that summarizes these applications:

Conditional Use Number	Tax Parcel #	APPLICANT	Proposed Use	CC Decision Date	CC Decision
3	234-17.00-20.00	Robert A. Raley	Camping and Tenting Area		Approved
1738	234-17.00-174.00	Baywood, LLC (Equestrian Center)	Equestrian Center	7/22/2008	Approved
1179	234-23.00-307.01	Destination Development	3 lot addition to MHP	5/13/1997	Approved
1797	234-23.00-270.00	Baywood, LLC	Multi-Family	1/5/2010	Approved
881	234-18.00-22.00	Thomas F. Griner	landing field for aerial advertising	6/14/1988	Denied
749	234-18.00-19.00	Angola Beach	campground for campers and tour vans	9/27/1983	Approved
1124	234-23.00-273.00	Tunnell Companies, L.P.	expand mobile home park	9/26/1995	Approved
262	234-23.00-287.00	Indian River Volunteer Fire Co	fire department substation		Approved
470	234-17.00-165.00	Creekside Mobile Home & Travel Trailer Park Inc	mobile home park		Denied
1275	234-18.00-1.00	Angola Community Partners, LLC	increase boat storage capacity	6/8/1999	Approved
1034	234-23.00-273.00	Tunnell Companies, L.P.	Manufactured Home Community/Golf Course	2/8/1994	Approved
1096	234-18.00-1.00	Angola Community Partners	dry boat storage for existing mhp	1/17/1995	Approved

986	234-18.00-1.00	Kuhn Family Sussex Partnership	Material & Equipment Storage	10/29/1991	Denied
2302	234-17.00-117.01	Carlos Batres	Crab Vendor		Withdrawn

Based on the analysis provided, the Conditional use to allow for a regional wastewater treatment facility could be considered to be consistent with the surrounding land use, zoning, and environment.

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Northeast side of Banks Road, northwest of Green Road.

Type of Conditional Use Requested:

Regional waste water treatment facility.

Tax Map #: TM 234-17, Part Of Parcel 170 **Size of Parcel(s):** 1.739 ac +/-

Current Zoning: AR-1 **Proposed Zoning:** AR-1 **Size of Building:** 12,000 sf +/-

Land Use Classification: Residential

Water Provider: Long Neck Water Co. **Sewer Provider:** Inland Bays Preservation Co. LLC

Applicant Information

Applicant Name: Inland Bays Preservation Company, LLC Attn: Robert Tunnell

Applicant Address: 34026 Anna's Way, Suite 1

City: Millsboro **State:** DE **Zip Code:** 19966

Phone #: 302.945.9300 **E-mail:** rtunnell@potnets.com

Owner Information

Owner Name: Tunnell Companies, LP

Owner Address: 34026 Anna's Way, Suite 1

City: Millsboro **State:** DE **Zip Code:** 19966

Phone #: 302.945.9300 **E-mail:** rtunnell@potnets.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: James A Fuqua Jr., Esq.

Agent/Attorney/Engineer Address: 26 The Circle

City: Georgetown **State:** DE **Zip Code:** 19947

Phone #: 302.856.7777 **E-mail:** jimf@fywlaw.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

_____ Date: 12/17/21

For office use only:

Date Submitted: 12/20/2021 01/11
Staff accepting application: Chase P / Fee: \$500.00 Check #: 03567
Location of property: Banks Road 234-17.00-170.00 Application & Case #: 202200343 CU 2240

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

January 25, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Inland Bays Preservation Company, LLC** proposed land use application, which we received on December 30, 2021. This application is for an approximately 26.05-acre parcel (Tax Parcel: 234-17.00-170.00). The subject land is located on the north side of Banks Road (Sussex Road 298) about 350 feet west of the intersection with Green Road (Sussex Road 298A). The subject land is currently zoned AR-1 (Agriculture Residential), and the applicant seeks a conditional use approval to operate a regional wastewater treatment facility.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along Banks Road from John J. Williams Highway (State Route 24) to Bay Farm Road (Sussex Road 299), is 3,921 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse

Page 2 of 2

January 25, 2022

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at Annamaria.Furmato@delaware.gov, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Robert Tunnell, Applicant
Chase Phillips, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **1/13/2023**

APPLICATION: **CU 2340 Inland Bays Preservation**

APPLICANT: **Inland Bays Preservation Company, LLC**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **234-17.00-170.00 (P/O)**

LOCATION: **Banks Road, 105' northwest of Green Road.**

NO. OF UNITS: **Regional Waste Water Treatment Facility**

GROSS
ACREAGE: **1.739**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **Sussex County Engineering Department requests an interconnectability location on Banks Road.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

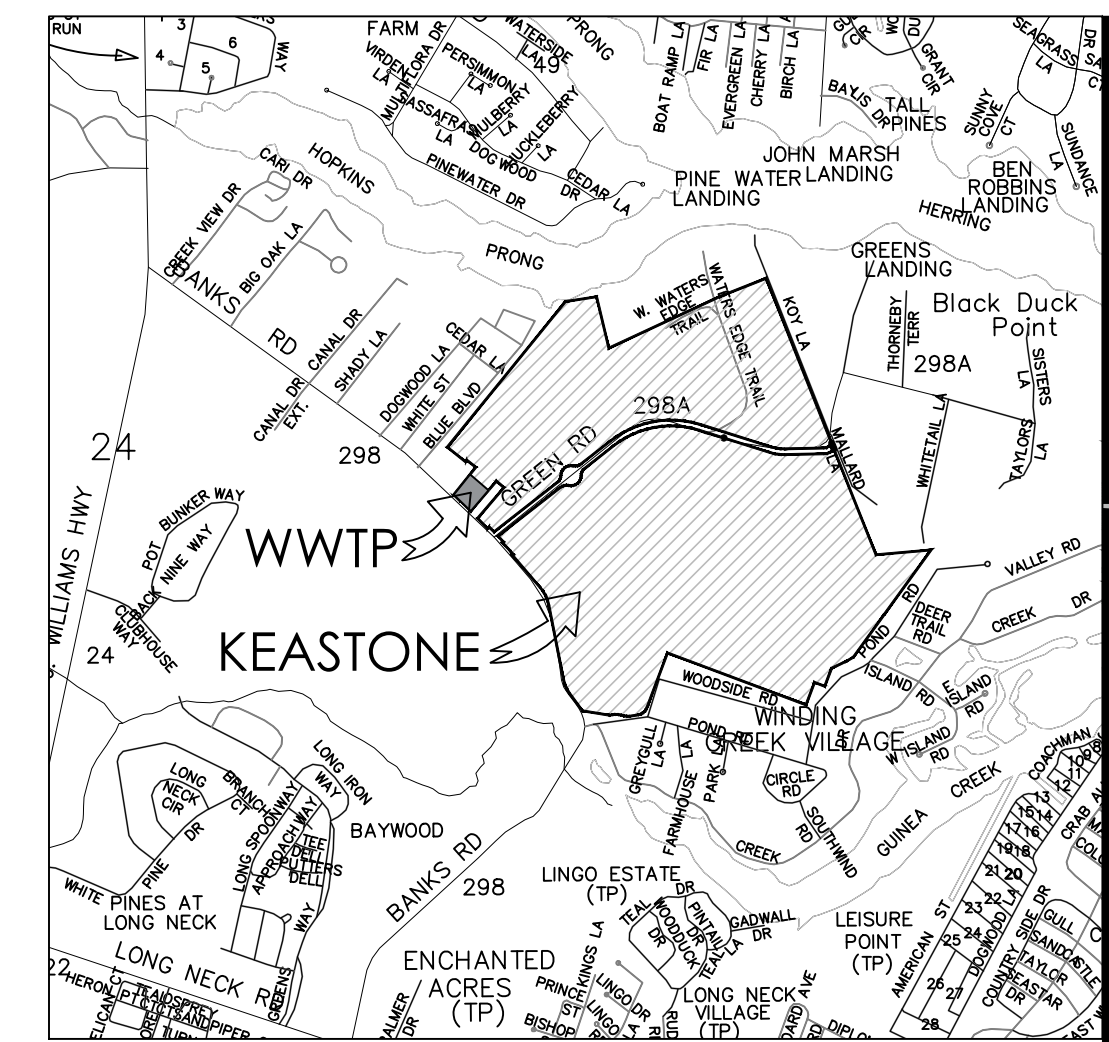
UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Director of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

SITE PLAN FOR INLAND BAY PRESERVATION COMPANY WATER RECLAMATION FACILITY INDIAN RIVER HUNDRED - SUSSEX COUNTY, DELAWARE

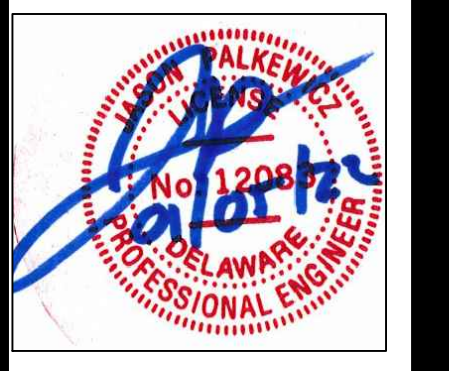


solutions
IPERM, LLC
Professional Engineer

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

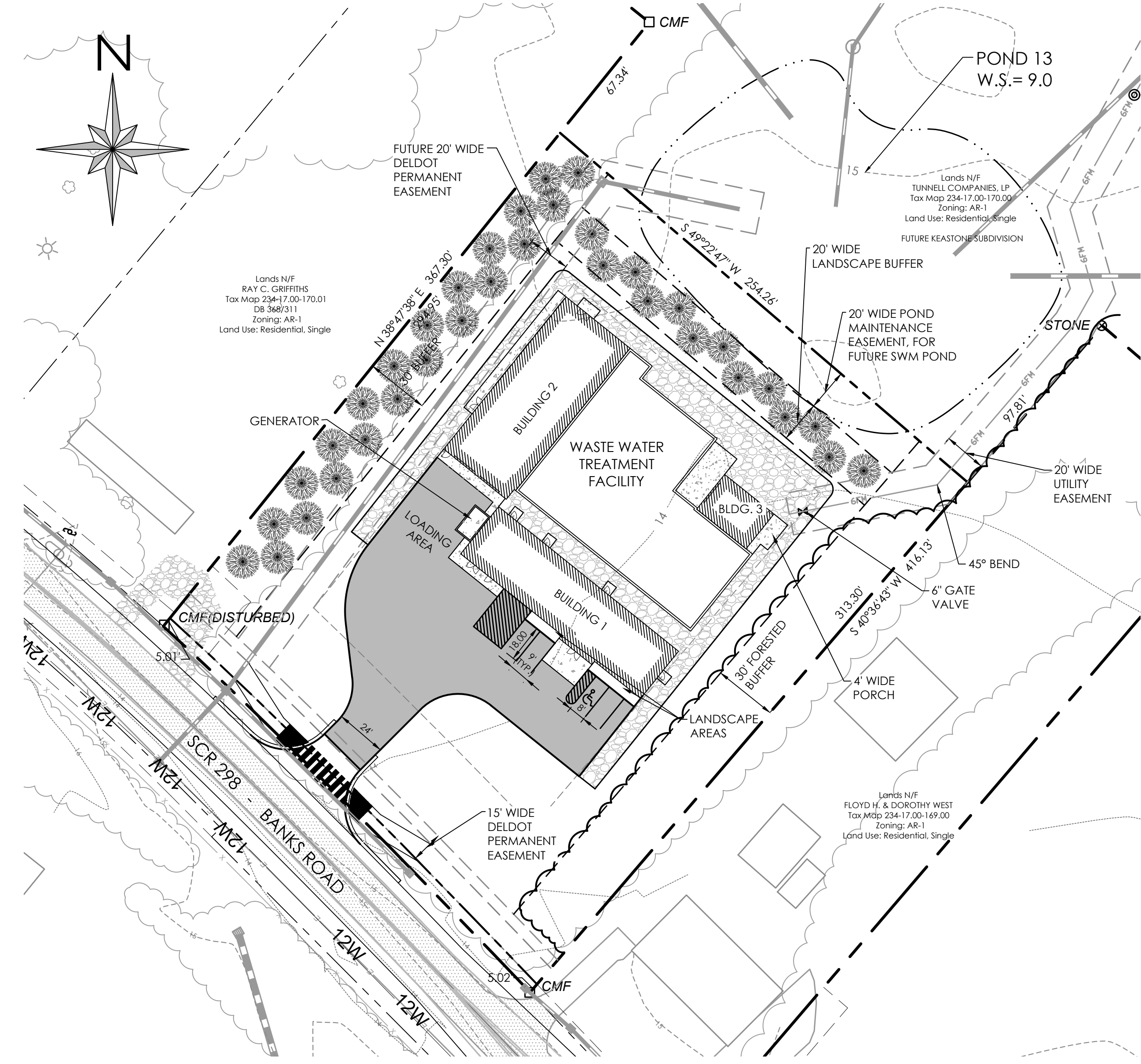
3033 Manthill Mill Road
Salisbury, MD 21804
T. 410.572.8833

www.solutionsiperm.com Copyright © 2021



LEGEND

PROPERTY LINE	---	---
EASEMENT/BUFFER LINE	- - - -	- - - -
SETBACK LINE	- · - · -	- · - · -
CONCRETE MONUMENT FOUND	CMF □	N/A
MAJOR CONTOUR	-----10-----	N/A
MINOR CONTOUR	-----7-----	N/A
ROAD CENTERLINE	-----	-----
EDGE OF CONCRETE	=====	=====
EDGE OF PAVEMENT	=====	=====
PAINT STRIPE	=====	=====
CURB	=====	=====
PAVEMENT HATCH	[Hatched Box]	[Hatched Box]
CONCRETE HATCH	[Dotted Box]	[Dotted Box]
BUILDING OUTLINE	=====	=====
SIDEWALK	N/A	N/A
SIDEWALK HATCH	N/A	N/A
FUTURE FORCEMAIN	N/A	N/A
OVERHEAD ELECTRIC	-----	N/A
UTILITY POLE	⊕	N/A
TREE LINE	~~~~~	~~~~~
BUFFER PLANTINGS	N/A	[Tree Symbol]



SITE DATA:

- OWNER/DEVELOPER:** TUNNELL COMPANIES, LP
34026 ANNA'S WAY, SUITE 1
MILLSBORO, DE 19966
PHONE: 302.945.9300
CONTACT: ROBERT TUNNELL
- ENGINEER/LAND PLANNER:** SOLUTIONS IPERM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE
- P/O TAX MAP 234-17.00-170.00
AREA = 1,739 AC.±
 - EXISTING ZONING: AR-1 (COASTAL AREA)
 - DEED REFERENCE: 5177/231
 - PROPOSED USE: WASTE WATER TREATMENT PLANT (CONDITIONAL USE)
 - SETBACKS:
 - EXISTING: FRONT YARD = 25', SIDE YARD = 10', REAR YARD = 10', MAXIMUM BUILDING HEIGHT: 42'
 - PROPOSED: FRONT YARD = 50', SIDE YARD = 50', REAR YARD = 50'
 - FLOOD ZONE: PROPERTY IS LOCATED WITHIN FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0345K, MAP REVISED MARCH 16, 2015. PROJECT SITE IS LOCATED IN FLOOD ZONE X (UNSHADED))
 - WATER SUPPLY: LONG NECK WATER COMPANY
 - SANITARY SEWER: SUSSEX COUNTY - INLAND BAYS PRESERVATION COMPANY, LLC
 - SOIL TYPES: FhA - FORT MOTT-HENLOPEN COMPLEX - HYDROLOGIC SOIL A
 - PARKING PROVIDED: 4 SPACES, 1 12'X40' LOADING SPACE
 - BUILDING SUMMARY:
 - BUILDING 1: AREA = 3017.9 S.F.±
 - BUILDING 2: AREA = 3456.8 S.F.±
 - BUILDING 3: AREA = 600.0 S.F.±

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	1/15/22	REVISED BOUNDARY
2	7/19/22	REVISED LAYOUT
3	1/20/23	REVISED LAYOUT

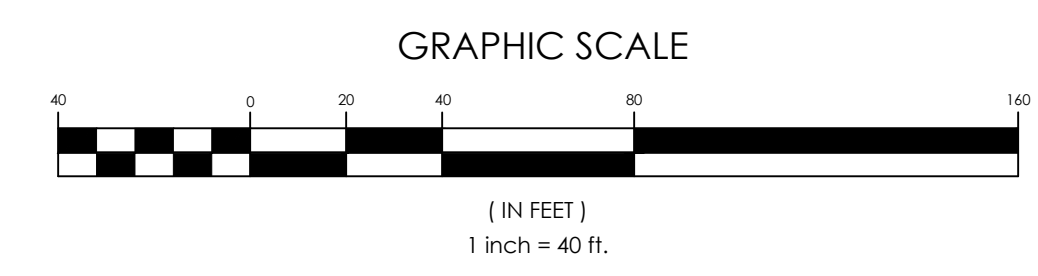
WATER RECLAMATION FACILITY
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

NOTES:

- ROUTE 298 (BANKS ROAD) IMPROVEMENTS SHALL BE PER THE APPROVED DELAWARE DEPARTMENT OF TRANSPORTATION ENTRANCE PLANS.
- SURVEY: THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREIN ARE AS PROVIDED BY SOLUTIONS IPERM, LLC
- PROJECT DATUM:
HORIZONTAL: DELAWARE STATE PLANE NAD 83
VERTICAL: NAVD 88

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5051.06'	138.46'	138.46'	N 44°29'02" W	1°34'14"
C2	2030.00'	82.51'	82.51'	N 46°26'01" W	2°19'44"



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION.

JASON PALKEWICZ, PE DATE

DEVELOPER'S CERTIFICATION

THE DEVELOPER, TUNNELL COMPANIES LP, HEREBY CERTIFIES THAT THESE DRAWINGS HAVE BEEN APPROVED.

ROBERT TUNNELL DATE

Date:	8/11/21
Job Number:	10006
Scale:	1"=30'
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP

Sheet No.: **1**

File Name: 10006-WWTP-site


Water Reclamation Facility

Project Reference Material

January 2023



Project Team



APPLICANT/DEVELOPER:

Inland Bays Preservation Co. LLC

Contact: Robert Tunnell
34026 Anna's Way, Suite 1
Millsboro, DE 19966
Telephone: 302.945.9300
Email: rtunnell@potnets.com

CIVIL ENGINEER/
LAND PLANNER

Solutions IPEM, LLC

Contact: Jason Palkewicz, PE
303 North Bedford Street
Georgetown, DE 19947
Telephone: 302.297.9215
Email: jpalkewicz@solutionsipem.com

ATTORNEY:

Fuqua, Willard, Stevens & Schab, PA

Contact: Mr. James A. Fuqua Jr, Esq.
26 The Circle
Georgetown, DE 19947
Telephone: 302.856.7777
FAX: 302.856.2128
Email: jimf@fywlaw.com

Table of Contents

I. Executive Summary

II. Project Overview

A. Boundary Plat & Topographic Survey

B. Overview of Current Site Conditions

C. Land Plan

D. DeIDOT Improvements

E. Preliminary Land Use Service (PLUS)

III. Compliance with Applicable Regulations

A. Compliance with AR-1 (Agricultural Residential District)

B. Statement of Compliance with Sussex County, Delaware, Comprehensive Plan Update, March 2019

IV. Conclusion

Appendix

List of Figures:

- Figure 1) Area Vicinity Map
- Figure 2) PLUS Response Letter
- Figure 3) State Strategies for Policies and Spending Map
- Figure 4) Aerial Photo of Site
- Figure 5) Preliminary Schematic Process Flow Diagram
- Figure 6) Wastewater Service Areas
- Figure 7) Plant Locations
- Figure 8) Architectural Renderings

Resumes:

Jason Palkewicz, PE

Water Reclamation



I. Executive Summary

A. Overview and location:

The proposed Water Reclamation Facility (WRF) owned and operated by Inland Bays Preservation Co, LLC (IBPC) is located adjacent to Keastone Bay residential community on the North side of Banks Road in Millsboro, DE.

The proposed facility will replace the existing facility located within the existing Baywood Greens community. It will serve the existing Baywood Greens community, future phases of Baywood Greens, Baywood Gardens, and the Keastone Bay community.

The location of the facility is efficient in terms of wastewater collection, treatment, and disposal. The site was noted as a maintenance facility on the Bridlewood preliminary plat (an expired cluster subdivision that was reconstituted as Keastone Bay).

B. Summary design of water reclamation facility:

Inland Bays Preservation Company's proposed new Water Reclamation facility (WRF) will be designed to treat a daily average flow of 390,000.00 Gallons per Day (GPD) of domestic wastewater. Construction of the proposed WRF (concrete tanks, structures, equipment, and office buildings) is proposed to be completed in the first phase, with installation of process equipment phased in two Phases, in the first phase (Phase 1) process equipment will be installed to treat 193,000.0 (GPD) of domestic wastewater, and the second phase (Phase 2) additional process equipment will be installed to treat total of 390,000.0 (GPD) of domestic wastewater. Treatment unit processes will include fine screening, flow equalization, biological treatment with advanced nutrient removal (aerobic, anoxic), tertiary membrane filtration, biosolids (sludge) handling and management, and Ultraviolet Light (UV) disinfection to produce treated effluent that meets Delaware (DNREC) unlimited public access reuse standards. A preliminary schematic process flow diagram (PFD) for the proposed treatment process is include herein

The filtered and disinfected effluent from the new WRF is planned to be reused on permitted areas of the Baywood Greens Golf Course. The existing aerated lagoon WRF located in the Baywood Greens Golf Course is planned to be repurposed as covered storage basins for treated and disinfected effluent from the new WRF.

C. Design highlights to mitigate potential odor and noise

Mitigating Potential for nuisance odor: Special attention will be given to design and engineering of process operations areas of the WRF typically associated with potential for causing odor nuisance. The headworks (fence screen) operations building will be enclosed in a classified building-include ventilation, heating, and Biological Odor Control system designed to mitigate odor causing gases. The solids dewatering operations will be enclosed in a building and include ventilation, heating, and odor control scrubbing. The planned design and mitigation approaches described above should minimize or eliminate any potential for nuisance odors from the planned WRF.

Mitigating potential for noise: Special attention will be given to design and engineering of process operations areas of the WRF typically associated with potential for causing noise nuisance. The aeration blowers selected are designed with sound attenuating enclosures that limit noise levels to < 70 decibels within 3 ft of equipment. The blower enclosures will be located inside a separate blower room thus eliminating any potential noise from the blowers outside of the building. All other mechanical equipment such as pumps, motors, etc. have imperceptible noise signatures and will all be installed inside the planned equipment and operations building eliminating any potential noise.

D. Summary of planned operations

It is anticipated that the proposed WRF will be staffed with 3-4 full time employees and only be manned between 6:00 am to 4:00 PM on a regular basis, like an operations building. Off hours visits may be necessary from time to time to address any critical equipment fault, or operations needs that require immediate attention.

II. Project Overview

A. Boundary Plat, Topographic & Non-Tidal Wetlands Survey

A boundary topographic survey for the property was prepared by Solutions IPEM, LLC as part of the Keastone Bay subdivision. The total area of the property is 1.7 +/- acres. No wetlands exist on the site.

B. Overview of Current Site Conditions

The property for the proposed WRF is located North side of Banks Road, part of the Keastone Bay residential community.

The property is located within flood Zone X, (areas determined to be outside the 0.2% annual chance floodplain), per map number 10005C Panel 0343K, map revised March 16, 2015.

C. Land Plan

The land plan takes into account:

- Existing site conditions
- Stormwater outfalls
- Adjacent properties
- Existing roadways

The resultant plan has:

- A 30' landscaped buffer to adjacent properties. A 20' buffer to the Keastone Bay community.
- A proposed 50' setback for the front, sides and rear yards.
- Access to the facility from Banks Road.
- Stormwater management will be integral with Keastone Bay.

D. DeIDOT Improvements

A Service Level Evaluation Request (SLER) was submitted to DeIDOT. The result is that the traffic impact from the proposed WRF is negligible. As such A Traffic Impact Study was not require, nor was an Area Wide Study Fee. A hammerhead entrance to the facility is anticipated. Banks Road in front of the property will be widened per the Keastone Bay DeIDOT improvements.

E. Preliminary Land Use Service (PLUS)

A concept plan for the WRF was presented to PLUS on December 15, 2021. A response letter was provided to PLUS which addressed their comments point by point. Items of note include:

- The Office of State Planning Coordination has no objections to the WRF.
- Access will be from Banks Road per DeIDOT design standards.
- The treatment facility will be designed per DNREC standards.
- Stormwater management and erosion control will be per DNREC and Sussex Conservation District standards.

III. Compliance with Applicable Regulations

A. Compliance with AR-1 (Agricultural Residential District)

Conditional Uses: The proposed WRF is permitted as a conditional use. "Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations or substations, but not telephone central offices."

Special Use Exceptions: The proposed WRF is not applying for any special use exceptions.

Permitted Signs: All proposed development signage will conform to the regulations provided in 115-159.2.

Height, Area and Bulk Requirements: The height, area and bulk requirements are set forth in the AR-1 zoning article. The following is a summary of the lot dimensions and setbacks for the proposed facility, all of which are in conformity with County requirements:

Single Family Lots -

Minimum Lot Area = 7,500 S.F.	Provided = 1.7 ac +/-
Minimum Lot Width = 60'	Provided = 250' +/-
Front Yard = 25' (15' Corner Lot)	Provided = 50'
Side Yard = 10'	Provided = 50'
Rear Yard = 10'	Provided = 50'
Maximum Building Height = 42'	Provided = Less Than 42'

B. Statement of Conformity with Sussex County, Delaware, Comprehensive Plan Update, March 2019

Chapter 4 Future Land Use:

The site is located within the Coastal Area and complies as follows:

- Central water and sewer facilities are strongly encouraged. This proposed WRF will provide central sewer facilities to the existing Baywood communities and upcoming Keastone Bay community.

Chapter 5 Conservation:

The proposed facility complies with the Conservation section as follows:

- The site complies with surface water runoff requirements.
- There are no well head protection areas nor excellent ground recharge areas within the proposed site.
- No wetlands are located on-site.
- The project will provide central sewer service.

Chapter 7 Utilities:

The proposed facility complies with the Utilities section as follows:

- The proposed WRF will provide central sewer service to adjacent communities.
- Adequate areas are provided for stormwater management and stormwater drainage.

- It is anticipated that solid waste collection will be by a licensed commercial hauler.

Chapter 10 Historic Preservation:

The proposed facility complies with the Historic Preservation section as follows:

- There are no known archeological or National Register listed properties located on the site.

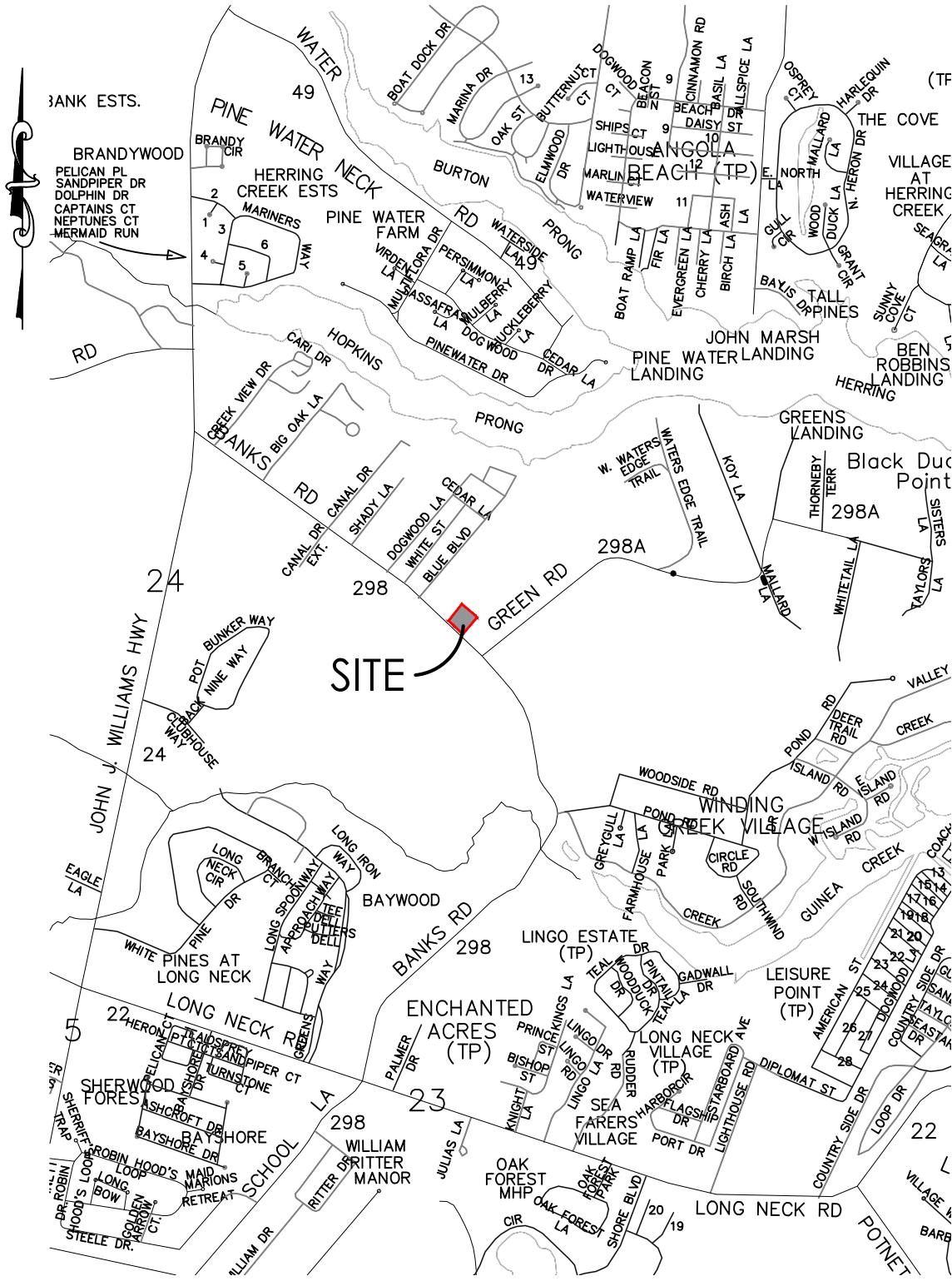
Chapter 13 Mobility Element:

The proposed facility complies with the Mobility Element section as follows:

- Site entrance will be designed and constructed per DeIDOT standards.

IV. Conclusion

The proposed facility will replace the existing facility located within the existing Baywood Greens community. It will serve the existing Baywood Greens community, future phases of Baywood Greens and the Keastone Bay community. Site layout and design of the proposed facility provide additional setbacks, screening as well as noise and odor mitigation. The location and site comply with the Conditional Use requirements and conform to the County's Comprehensive Plan.



May 18, 2022

Mr. David Edgell, AICP, State Planning Director
Haslet Armory
122 Martin Luther King Jr. Blv. South
Dover, DE 19901

RE: PLUS review 2021-12-03; Water Reclamation

Dear Mr. Edgell,

Please allow this letter to serve as our response to the PLUS review of the Water Reclamation Project. Answers to comments have been provided following each comment taken directly from your comment letter for ease of use. Our responses are in red and in different font for ease in review.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Response: The project will comply with all Federal, State, and local regulations regarding the development of this property. The project will comply with all regulations / restrictions set forth by Sussex County.

Strategies for State Policies and Spending

This project is primarily located in Investment Level 3 according to the Strategies for State Policies and Spending. This site is also located in the Coastal Area according to the Sussex County comp plan. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future. The OSPC has no objections to the proposed conditional use for Water Reclamation facility.

Response: The project is proposed to handle growth within the area served by Inland Bays Preservation Co. LLC.

Delaware Department of Transportation - Contact Bill Brockenbrough 760-2109

- The site access on Banks Road (Sussex Road 298) must be designed in accordance with DeIDOT's Development Coordination Manual, which is available at <http://www.deidot.gov/Business/subdivisions/index.shtml?dc=changes>. Preliminarily, DeIDOT anticipates that the access can be permitted through DeIDOT's South District office in accordance with Section 8.5 of the Manual.
- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips from the proposed development are estimated at 10 vehicle trip ends per day. A TIS is not warranted.

Response: The project will comply with DeIDOT requirement regarding access to the site and entrance improvements.

Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480
Concerns Identified Within the Development Footprint

Wastewater Disposal Permitting -Large Systems

Inland Bays Preservation Company, LLC holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch for wastewater disposal. At the December 15¹ 2021 PLUS meeting, the applicant stated that they have an existing Spray Irrigation System permit with the DNREC Division of Water.

- Continue to work with the DNREC Division of Water for any permit updates and to determine any additional applicable requirements.
- Permittee, Inland Bays Preservation Company, LLC holds existing permits with the Groundwater Discharges Section's Large Systems Branch. It is the responsibility of Inland Bays Preservation Company, LLC to notify the Large Systems Branch if the capacity of the rate of wastewater disposal is to be updated.

Contact: DNREC Large Systems Branch at (302) 739-9948.

Website: <https://dnrec.alpha.delaware.gov/water/groundwater/>

Response: The permittee will continue to work with DNREC on the permitting and approval of the proposed water reclamation facility.

Stormwater Management

This application proposes greater than 5000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.
- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.delaware.gov/enoi/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921 . E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Response: The project will comply with sediment and erosion and stormwater management requirements, including coordinating with the Keastone Bay community regarding drainage.

State Historic Preservation Office - Contact Carlton Hall 736-7400

- There are no known archaeological sites or National Register listed properties on the parcel.
- There is high potential for both prehistoric and historic archaeological resources to be affected by the proposed undertaking. The northeastern edge of the parcel is approximately 0.05 miles from Hopkins Prong, which feeds into Herring Creek. Soils on the parcel are well drained, and its remained relatively undisturbed in the past hundred years. There is one known prehistoric site within a half-mile radius in similar conditions on the northern side of Hopkins Prong. Potential for prehistoric archaeological sites is high because of favorable environmental conditions.

•

•
There is a recorded historic structure on the parcel along Banks Road (S02939). It was built by 1900 and is visible on historic maps and aerials until 2017. As there is a known historic structure on the parcel, there is high potential for historic archaeological resources on the parcel along Banks Road. The Delaware State Historic Preservation Office recommends an archaeological survey prior to any ground disturbance.

If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the

Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

Response: The permittee has been made aware of the potential for both historic and pre-historic archeological sites and will comply with state and federal code.

Delaware State Fire Marshall's Office - Contact John Rudd 323-5365

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for (Storage/Industrial/Mercantile) sites, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 sq. ft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Bank's Road must be constructed so fire department apparatus may negotiate it.
- Any dead-end road more than 300 feet in length shall be provided with a tum-around or cul-de-sac arranged such that fire apparatus will be able to tum around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or tum-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or tum around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Response: The project will comply with State Fire Marshal requirements.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Response: It is understood that the following comments do not represent state code requirements and that the ideas and suggestions are in no way required by the development.

Department of Natural Resources and Environmental Control - Beth Krumrine 735-3480 Delaware Ecological Network

- The majority of the parcel lies within lands designated within the Delaware Ecological Network, a statewide network of interconnected lands of significant ecological value.
This GIS data layer is based on principles of landscape ecology and conservation biology, providing a consistent framework to identify and prioritize areas for natural resource protection. Forest disturbances on this site will jeopardize habitat on the parcel and likely beyond the parcel's boundary.
- Removing forested areas within the Delaware Ecological Network should be avoided to the greatest extent possible. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while also reducing carbon that contributes to climate change.
reducing carbon that contributes to climate change.

Contact: DNREC Wildlife Species Conservation and Research Program at (302) 735-3600. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/water-bed-stewardship/sediment-stormwater/>

Drainage

All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.

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.

Contact: DNREC Drainage Program at (302) 855-1930. Website:
<https://dnrec.alpha.delaware.gov/drainage-stormwater/>

Water Quality (Pollution Control Strategies)

- This site lies within the Rehoboth Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.
- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.
- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. <https://dnrec.alpha.delaware.gov/watershed-stewardship/>

Additional Sustainable Practices

- Consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.alpha.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves

consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/>

Delaware State Fire Marshall's Office - Contact John Rudd 323-5365

- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Delaware Emergency Management Agency - Contact Philip Cane 659-2325

- The primary bulk of the parcel is located within an area of minimal flood concern (1000 year or greater); however, the most western and northwestern section does touch on the 100-year flood plan and this is expected to increase over the next 30 years. First Street Foundation rates the community risk level of 2, which suggests a moderate risk from flooding, combining risks associated between residential properties, commercial properties, critical infrastructure facilities, social infrastructure facilities and roads, between now and the next 30 years.

The county has a population density of 265.20 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block has a total population of 515 people, though with development, this will certainly change. Adjacent blocks brings the area to a total population of 1945, primarily adults. The parcel is located within the County's evacuation zone A.

According to FEMA's National Risk Index, the parcel is considered relatively moderate for natural hazards with its community resilience also at relatively moderate. It's social vulnerability however, is currently rated as relatively high. In terms of energy use and consumption, the region utilizes liquid propane as the predominant fuel type, with electricity coming in second at nearly half the rate. As such, the parcel has a photovoltaic power potential of 1489 kWh per kWp. DEMA strongly encourages the use of renewable energies and high efficiency appliances and utilities. As such, should solar panels be utilized, we recommend an optimum tilt of the photovoltaic modules to be at approximately 34 degrees. In terms of utilities, DEMA suggests incorporating 90%

series furnaces/HYAC systems, the closer to 99% the better as well as A/C units of 20 Seer or greater. DEMA recommends using tankless hot water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roof where applicable and allowable, and the like.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

This concludes our response. If you have any questions, please contact us at your convenience.

Sincerely,

Solutions, IPEM



Jason Palkewicz, PE



OUT OF PLAY

INVESTMENT LEVEL 1

INVESTMENT LEVEL 2

INVESTMENT LEVEL 3

INLAND BAYS PRESERVATION COMPANY

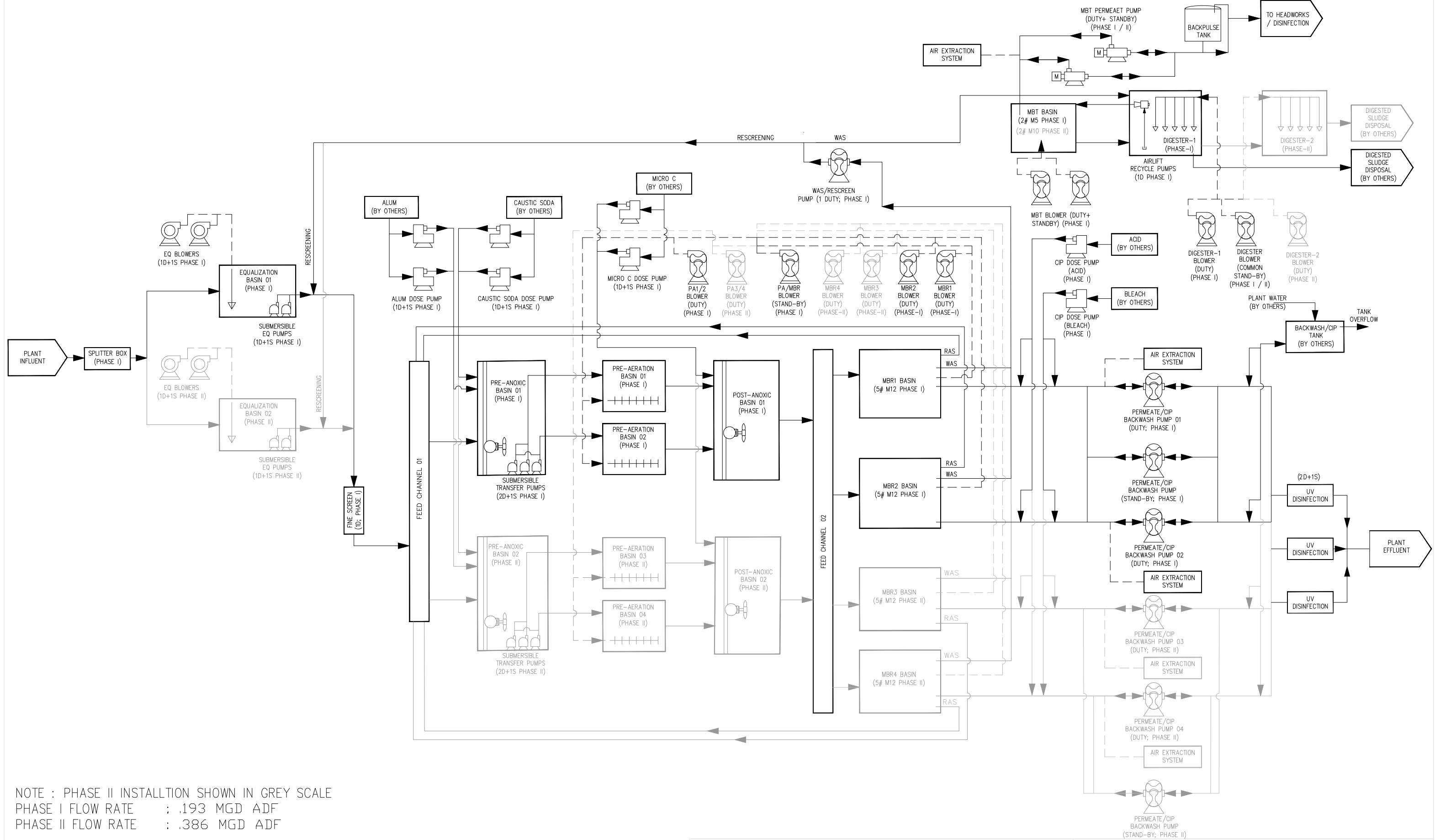




VICINITY MAP

INLAND BAYS PRESERVATION COMPANY





NOTE : PHASE II INSTALLTION SHOWN IN GREY SCALE
 PHASE I FLOW RATE : .193 MGD ADF
 PHASE II FLOW RATE : .386 MGD ADF

INITIAL RELEASE	REVISION	EN	BY	CHECK'D	DATE

THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION OF OVIVO, AND ITS AFFILIATES, AND IS NOT TO BE DISCLOSED NOR TO BE USED EXCEPT FOR EVALUATING PROPOSALS OF OVIVO OR INSTALLING, OPERATING OR MAINTAINING OVIVO EQUIPMENT, UNLESS OTHERWISE AUTHORIZED IN WRITING BY OVIVO.

UNCONTROLLED COPY IF PRINTED

DO NOT SCALE PRINTS

WORKMANSHIP STANDARD ES0001 APPLIES

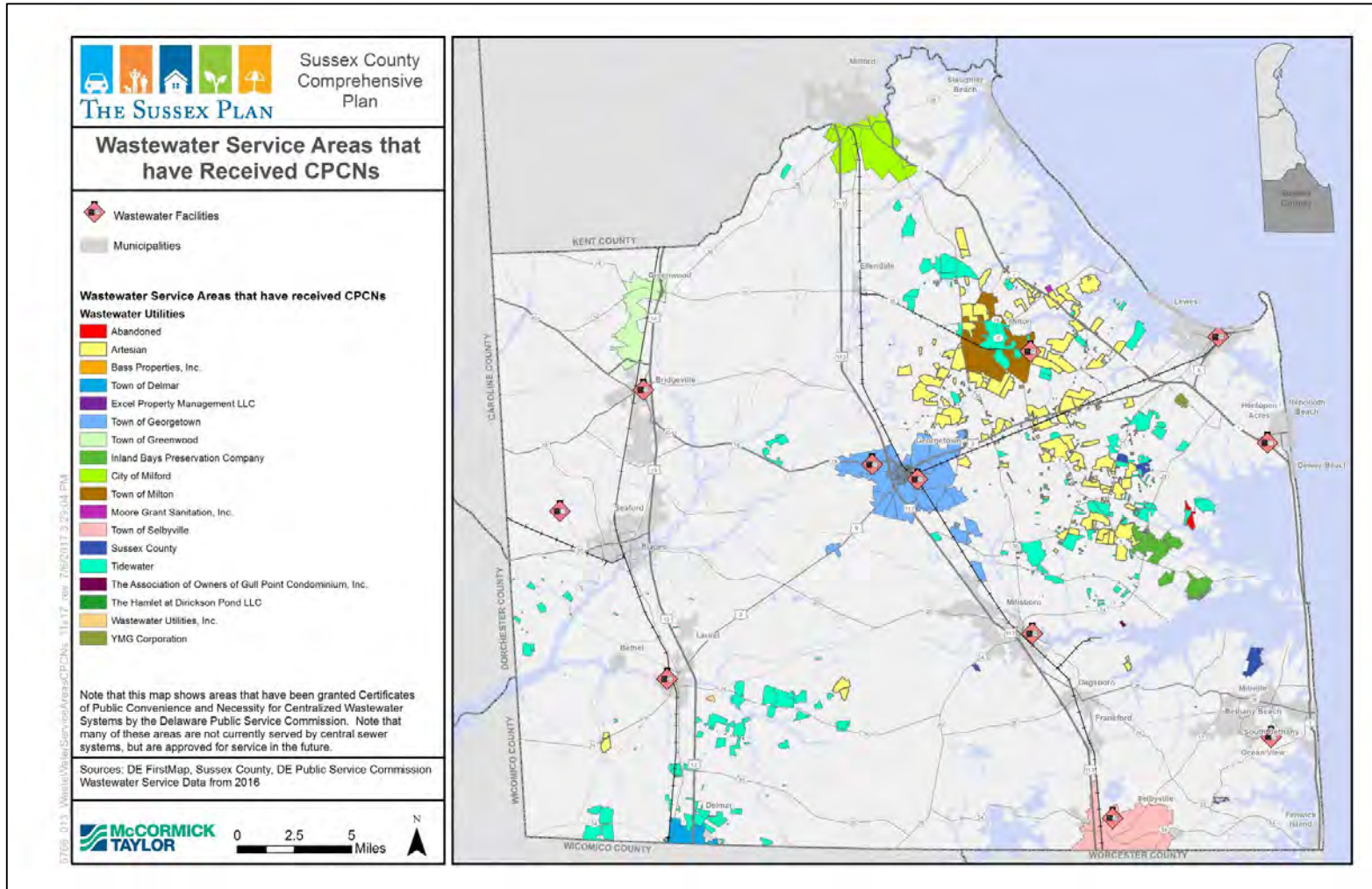
©COPYRIGHT 2010 OVIVO
 ALL RIGHTS RESERVED -
 REV A

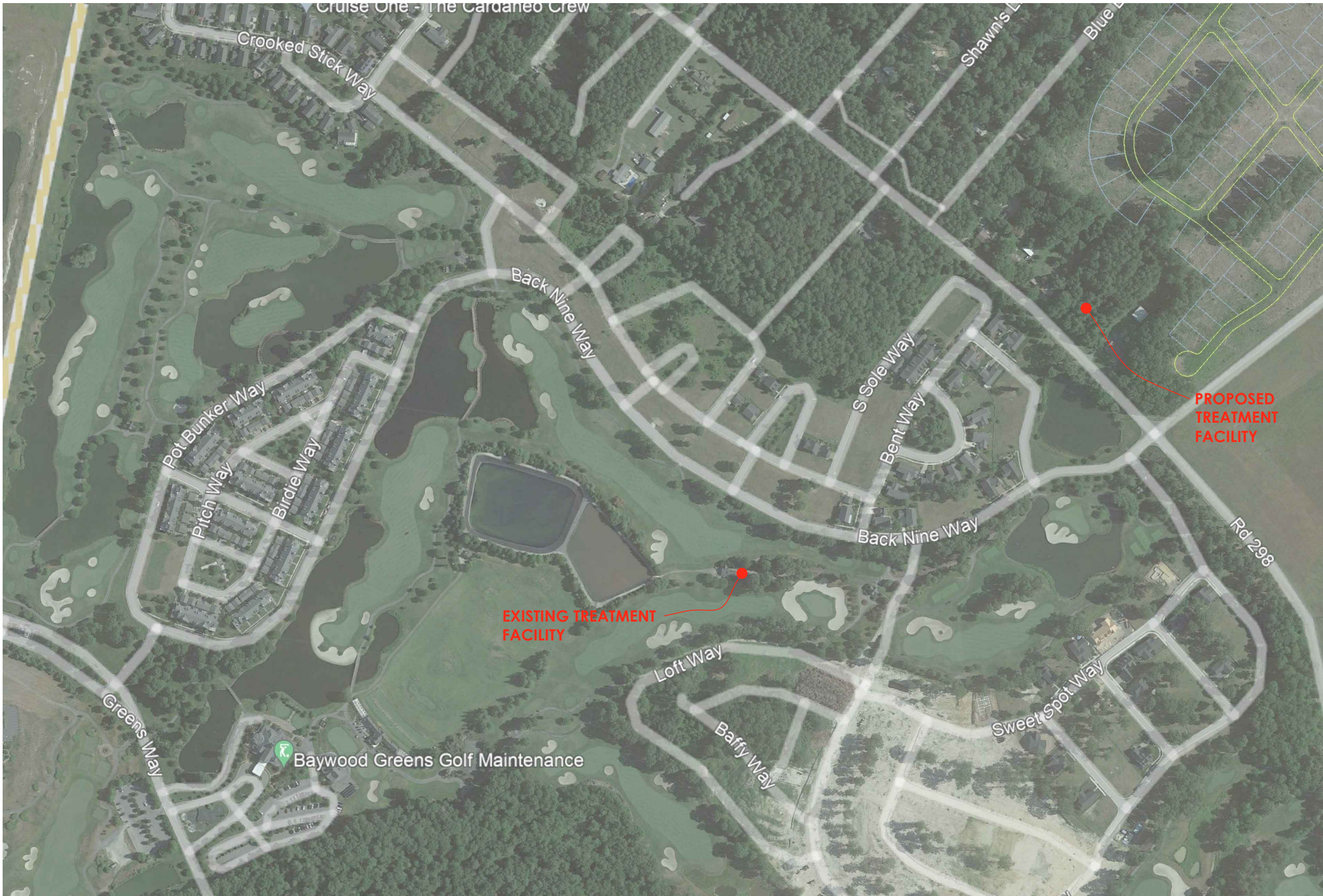
OVIVO
 Worldwide Experts in Water Treatment

DATE	BY	CHECK'D
DWG SCALE		
JOB NUMBER		
SHEET	OF	

INLAND BAYS PRESERVATION COMPANY, NEW WRF, LONG NECK, DE, PFD COVER SHEET

Figure 7.3-1 Wastewater Service Areas that have Received Certificates of Public Convenience and Necessity





Cruise One - The Cardano Crew

Crooked Stick Way

Shawn's L

Blue

Back Nine Way

S Sole Way

Bent Way

**PROPOSED
TREATMENT
FACILITY**

Pot Bunker Way

Pitch Way

Birdie Way

Back Nine Way

Rd 298

**EXISTING TREATMENT
FACILITY**

Loft Way

Barry Way

Sweet Spot Way

Greens Way

Baywood Greens Golf Maintenance





Jason Palkewicz, Professional Engineer

CEO

EDUCATION

BE, Environmental Eng., 1995
Hofstra University

MS, Civil Eng., 1999
University of Toledo

REGISTRATIONS

- Professional Engineer
MD # 25088
- Professional Engineer
DE # 12083
- Professional Engineer
VA # 035417

MEMBERSHIPS

- LEED, AP

PROFESSIONAL SUMMARY

Mr. Palkewicz is a Professional Engineer and Project Manager with licenses in Maryland, Virginia and Delaware, with over 25 years of experience successfully overseeing all phases of planning, engineering and survey projects for government and private-sector clients. He is a highly skilled team leader, detail oriented with the ability to solve problems with limited resources while never losing sight of the big picture.

SPECIAL PROJECT EXPERIENCE

- **Pot-Nets Bayside, Sussex County, DE** – Provided design and permitting drawings for the rehabilitation and replacement of approximately 10,000 lf of vinyl marina bulkhead including dozens of piers, hundreds of piles and two boat launching facilities.
- **Pelican Point, Sussex County, DE** – Prepared construction drawings and plats for a 379 unit residential along Rte 5 outside of Long Neck. Plans included roadway, grading, sediment and erosion control, potable water, gravity sanitary sewer and sanitary pump station
- **Chase Oaks, Sussex County, DE** – The civil engineer project manager for this 253 unit coastal area cluster subdivision located on Robinsonville Road. The project included planning, entitlement, roadway, grading, stormwater management, sanitary sewer, pump station and DelDOT entrance design.
- **Headwater Cove, Sussex County, DE** – Prepared construction drawings and plats for a 163 unit residential subdivision on Dorman Road. Plans included roadway, grading, sediment and erosion control, potable water, gravity sanitary sewer and sanitary pump station.

Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode	PIN
BAYWOOD COMMUNTIES LLC		34026 ANNAS WAY UNIT 1	MILLSBORO	DE	19966	234-17.00-175.03
CULLEN LAWRENCE F JR	LINDA W CULLEN	24669 BANKS RD	MILLSBORO	DE	19966	234-17.00-168.00
FOX CHANDLER W AND MARIE B		24659 BANKS RD	MILLSBORO	DE	19966	234-17.00-167.00
GRIFFITHS RAY C		24683 BANKS RD	MILLSBORO	DE	19966	234-17.00-170.01
KEASTONE BAY LLC		34026 ANNAS WAY STE 7	MILLSBORO	DE	19966	234-17.00-170.00
MUMFORD TIMOTHY P		20693 BULL PINE RD	GEORGETOWN	DE	19947	234-17.00-166.00
WEST DOROTHY S		24715 BANKS RD	MILLSBORO	DE	19966	234-17.00-169.00

Mailing List Exhibit
CU 2340 Inland Bays Preservation, LLC

