



November 03, 2023

Mr. Neil Patel  
Passwaters Farm LLC  
neil.patel@brookfieldpropertiesdevelopment.com

**RE: Heritage Shores Phase 7A**

Dear Mr. Patel:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use, and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the Delaware Sediment and Stormwater Regulations. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at [Sussexconservation.org](http://Sussexconservation.org). If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

*Jessica Watson*

Jessica Watson  
Program Manager



## CONDITIONS OF APPROVAL

### NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge stormwater associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

### CHANGES

1. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
2. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

### CONSTRUCTION AND CLOSEOUT

1. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer, and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
2. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
3. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
4. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
5. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any



adjacent watercourse or property owner.

6. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction, and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the Delaware Sediment and Stormwater Regulations.
7. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post-construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.



**DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION**

NAME OF PROJECT: HERITAGE SHORES - PHASE 7A  
PROJECT DESCRIPTION: RESIDENTIAL DEVELOPMENT  
LOCATION OF PROJECT: INTERSECTION OF HERITAGE SHORES CIRCLE AND CHAMPIONS DRIVE  
PROJECT TAX MAP NUMBER: 131-14.00-44.00  
PROJECT COORDINATES (center of site-decimal degrees) LAT: 38.725145 LONG: -75.605985  
TYPE OF PROJECT: Residential WATERSHED: Nanticoke River  
NUMBER OF LOTS: 38 TOTAL ACRES: 736.30 AC. DISTURBED ACRES: 7.58 AC.

**APPLICANT'S CONTACT INFORMATION**

FIRST NAME: NEIL LAST NAME: PATEL  
COMPANY NAME: PASSWATERS FARM, LLC  
ADDRESS: 3201 JERMANTOWN RD, STE 150  
CITY: FAIRFAX STATE: VA ZIP: 22030  
PHONE NUMBER: 703-270-1400 FAX NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: Neil.Patel@brookfieldpropertiesdevelopment.com

**CONSULTANT CONTACT INFORMATION**

CONSULTANT/ENGINEER NAME: RAUCH INC.  
CONTACT PERSON/PROJECT MANAGER: DUSTIN RAUCH  
PHONE #: ( 410 ) 770 - 9081 FAX #: ( 410 ) 770 - 3667  
EMAIL ADDRESS: DUSTIN@RAUCHENG.COM

**SUSSEX CONSERVATION DISTRICT APPROVAL**

REVIEWER: *John Huch* DATE: 11-3-23  
APPROVAL: *Justin* DATE: 11-3-23

*If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.*

**RECEIVED**

**AUG 10 2023**

Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

### PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (@ BMP release point - decimal degrees)	
			LATITUDE	LONGITUDE
SEE SWM REPORT	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			