



20246 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

RECEIVED

567159

SITE EVALUATION – APPROVAL PAGE

03/17/2022

The soils on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to the most current DNREC "Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems". Isolation distance requirements, limited area of suitable soils, filling, removal, and/or compaction of the soil may negate construction permit approval or modify the type of system that can be permitted. All information shall be verified by interested parties prior to design and installation of the septic system. This is not a construction permit. Approval of this site evaluation is limited to five years. Upon expiration, a new site evaluation will be required in compliance with regulations in effect at that time.

Owner's Name: Key Properties Group, LLC

Lot/Parcel #: 3, Majestic Meadows Subdivision

Tax Map #: 235-22.00-1337.00 (See Report)

Owner/Client Email: brent@keypg.com

Initial Disposal System: Capping Fill Gravity On-Site Wastewater Treatment and Disposal System (OWTDS). Trenches are highly recommended and required where slopes exceed 2%.

Location of Initial System: In the immediate vicinity of Soil Borings (BOR) #3-2, 3-3 and 3 (see plot drawing).

Depth to Limiting Zone: 56 inches to indication of saturation/seasonal high water table.

Design Considerations and Comments: See Exhibit M and N. Maintain all isolation distances specified in Exhibit C. See Exhibit C for ways to reduce well isolation distances. Other disposal options include any conventional or innovative/alternative technologies approved by DNREC. See Report for additional design information.

Replacement Disposal System: Same as above if space allows or a sand-lined upgrade in area of initial system.

Location of Replacement System: Adjacent to Initial Disposal System.

Depth to Limiting Zone (Replacement System): Same as above.

Instructions to Property Owner / Client

1. Contact a Licensed Class B System Designer.
2. A permeability rate of 45 minutes per inch has been estimated based on the soils found on this site, guidelines set forth in the Regulations, and other factors. You may use the estimated rate or, at your expense, have a percolation test conducted. If you do not choose to use the estimated permeability rate, contact a Licensed Class A Percolation Tester. The depth, location, number, and method of percolation test is to be determined by the Class D Soil Scientist.
3. If you have questions, call the evaluator at (302) 632-7548 or DNREC Sussex County (302) 856-4561, Kent County (302) 739-9947.
4. See attached Site Evaluation Report for additional information.

PAID

\$ 75.00 03/17/2022

This report has been prepared by: M. Josh Stallings, License # D4601

M. Josh Stallings

Disclaimer: Approval of this site evaluation indicates only that the site evaluation, based on information presented to us, was conducted in compliance with the Regulations. It is not an indication of the correctness or quality of the evaluation nor does it guarantee the evaluation is free of omissions.

Field Checked n/a

For Office Use Only

Date 3/18/2022

DNREC APPROVED

DNREC Reviewing Soil Scientist

**THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS**

Expiration Date 3/18/2027

**IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE**



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SITE EVALUATION – REPORT PAGE

Owner's Name: Key Properties Group, LLC

Lot/Parcel #: 3, Majestic Meadows Subdivision

Tax Map #: 235-22.00-1337.00 (See Report)

Evaluation Date: 02/09/2018 & 02/23/2022

Owner's Address: 610 Marshall Street, Milford, DE 19963

Phone: 302-265-2257

Property Location: Lot 3, Majestic Meadows Subdivision, Milton, DE 19968

Evaluator's Name: M. Josh Stallings

License Number: D4601

Inland Bay Watershed: **NO**

w/in 1,000' of Chesapeake Bay Tidal Area: **NO**

Wetlands: **NO**

Central Sewer/Water: **N/A (both)**

12 Unit HUC: 020402070604

Flood Plain: See Attached Map

Depth to and Type of Limiting Zones Encountered:

BOR 3-2: 56 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Typic Hapludult (02/09/2018)**

BOR 3-3: 58 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Typic Hapludult (02/09/2018)**

BOR 3: 66 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Typic Hapludult (02/23/2022)**

Summary of Evaluation:

The site at the time of the evaluation was a vacant, 0.539± acre residential lot located in Majestic Meadows Subdivision. The subdivision is improved with paved roads, curbing, and stormwater dry basin (ephemeral). Tax map numbers are provided for individual lots in Sussex County online mapping; however, zoning forms are not available. Property ownership is provided in Plot Book 278, Page 1, and the Sussex County zoning form for the original property (tax map 235-22.00-19.00). Site evaluation was conducted to determine OWTDS suitability for residential construction. Site evaluation was conducted in 2018 for the previous subdivision layout. The subdivision was reconfigured; therefore, the site evaluation reports were not submitted to DNREC. Soil borings from the previous evaluation, and new soil boring(s) were utilized for the current site evaluation. Area along the road front portion of the lot was excluded from proposed OWTDS area due to disturbance associated with grading and lot filling. Slowly permeable substratum was encountered at varying depths and thicknesses throughout the subdivision. Limiting zones appeared to be associated with perched hydrology and/or preferential flow associated with said substratum; therefore, depth to limiting zone may not correlate with elevation and/or adjacent lots. Slope direction/percentage may be pertinent to OWTDS design/installation. Subsequent alteration of the site may negate the findings of this site evaluation. If excessive disturbance is encountered during OWTDS installation, the contractor shall contact the system designer and site evaluator immediately. The site evaluator highly recommends chisel plowing and/or subsoiling the proposed OWTDS drainfield area prior to installation. Refer to Plot Book 278, Page 2, for information regarding easements/setbacks. Soil boring locations and existing site features were established with GPS and/or existing site reference points, and are approximate. System designer shall field-verify all site features (isolation distances, slope direction/percentage, measurements, etc.) prior to permitting. Care should be taken during lot clearing in the proposed disposal area to minimize soil disturbance, loss, and compaction. Placing a substantial barrier around the proposed disposal area prior to beginning any site development will help avoid accidental soil compaction. Refer to the DNREC "Lot Clearing Guidelines" prior to site clearing activities.

Owner Name: Key Properties Group, LLC
Lot/Parcel #: 3, Majestic Meadows Subdivision

SITE EVALUATION – REPORT PAGE 2
Tax Map: 235-22.00-1337.00 (See Report)

03/16/2022

Date

M. John Stalling

Evaluator's Signature

Note: Site Evaluation information was collected for on-site wastewater treatment and disposal interpretations only. The information in this site evaluation and plot plan have been compiled from any of the following sources: tax map, deed, survey, record plot, or field located property corners; and may include anecdotal information supplied by property owners, adjacent residents, and/or other interested parties. Location of wells and septic systems are by direct observation where possible, but are often based on information provided by permits, property owners, adjacent residents, and/or other interested parties. This plot plan represents site conditions at the time of the evaluation. All site features (slope direction, slope percentage, etc.) provided in this site evaluation are approximate. No survey was provided nor performed by Scaled Engineering Inc. No title search has been performed; any easements shown are from record plans or deed. Subsequent alteration of the site or adjacent properties may negate approval by the regulatory agency(ies) involved in permitting. All information shall be verified by interested parties.



NOTE:
All wells within 150' of proposed OWTDS area shown on plan (unless otherwise noted).

Legend

- | | | | |
|--|-------------------|--|----------------------|
| | Soil Boring | | FDLPP Disposal Area |
| | Survey Stake | | CFLPP Disposal Area |
| | Property Line | | Sand-Line Hatch |
| | Easement Line | | 2014 Sussex Contours |
| | FDG Disposal Area | | |
| | CFG Disposal Area | | |



SITE EVALUATION PLAN

KEY PROPERTIES GROUP, LLC
LOT 3, MAJESTIC MEADOWS
MILTON, DE 19968
TM: 235-22.00-1337.00

Date: 3/15/2022

1 IN = 50 FT

Drawn: MJS

Project: KYPG001







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Date: 2/23/22

Tax ID Number: 235-22.00-1337.00

Property Owner: Key Properties Group, LLC

Project Number: KYPG001

Property Location: Lot 3, Majestic Meadows Subdivision

Profile #: BOR 3 Slope: 2-4% Estimated Permeability: 35 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: See Plot

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
Ap	0-12	10yr 5/13			SL	2mgr	fr
E	12-36	10yr 5/4			SL	m	fr
B+	36-46	10yr 5/6			5% gravel SCL	2msbk	fr
E and B+	46-62	10yr 5/6 10yr 5/4	(B+ 50%)		SL+ LS	1msbk m	fr vfr
BC+	62-66	10yr 7/6	7.5yr 4/6	5-10% Lamellae	SL LS		
CB+	66-72	10yr 7/4	7.5yr 5/6 10yr 4/6	CIP 5% Lamellae	LS	m	vfr

Soil Classification: Typic Hapludult

Relief: backslope

Depth to Limiting Zone: 66" to Redox Conc.

Depth to Freewater: >72"

Comments:

Soil Scientist:

M. John Hallings

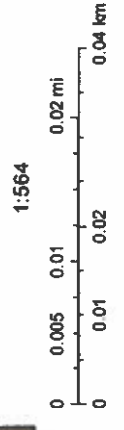


Sussex County



PIN:	Text
Owner Name	Text
Book	Text
Mailing Address	Text
City	Text
State	Text
Description	
Description 2	
Description 3	
Land Code	

- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



SITE DATA:

1. TAX MAP NUMBER: 2-35-22.00-18.00
2. DEVELOPER NAME: KEY PROPERTIES GROUP, LLC
3. TOWN/HANDS/COUNTY: MILTON / BRADDOCK / SUSSEX
4. CURRENT ZONING: AR-1 RESIDENTIAL DISTRICT
5. PROPOSED ZONING: AR-1 (CLUSTER DEVELOPMENT)
6. PRESENT USE: AGRICULTURAL (FIELD/WOODS)
7. PROPOSED USE: RESIDENTIAL (SINGLE FAMILY)
8. REQUIRED SETBACKS (S.F.):
DEPTH OF FRONT YARD (FEET) 30'
DEPTH OF CORNER SIDE YARD 30'
WIDTH OF SIDE YARD (FEET) 15'
MINIMUM LOT WIDTH 100'

9. DWELLING UNIT CALCULATIONS: (115-29 A, 2) LOW DENSITY AREA)
GROSS AREA: 29.31 AC.
LESS 20% FOR LOW DENSITY: 21.84 AC.
PERMITTED LOTS: 21.84 / 0.78 = 28 UNITS
PROPOSED LOTS: 28 UNITS
GROSS DENSITY (UNITS/AC.): 0.87
11. REQUIRED LOT SIZE (MIN.):
WIDTH: 100 FT.
DEPTH: 100 FT.
AREA: 21,780 S.F. (115-29 A, 2)

12. WATER SUPPLIER: PRIVATE - WELL
13. SANITARY SEWER PROVIDER: PRIVATE - SEPTIC
14. STREETS: PRIVATE (N-16 E.)
15. POSTED SPEED LIMIT (MILSON RD): 40 MPH
16. STATE INVESTMENT AREA: LEVEL 4
17. PROPOSED BUILDING HEIGHT: LESS THAN 42 FEET
18. SITE AREA AND ACREAGE:
GROSS ACREAGE / NET DEVELOPMENT AREA: 29.31 AC / 21.84 AC
TOTAL ACREAGE: 29.31 AC
DEED LOT R.O.W. DEDICATION: 22.20 AC
PRIVATE ROAD R.O.W.: 1.80 AC
ASPHALT: 1.04 AC
GRASS: 13.11 AC
TOTAL: 23.25 AC

19. REQUIRED OPEN SPACE:
30% OF GROSS AREA
OPEN SPACE AREA 13.11 AC
CONTIGUOUS ACRES (A4.75%4)
20. OPEN SPACE AREA BREAKDOWN:
LANDSCAPE BUFFER: 2.25 AC (17.01%)
ACTIVE OPEN SPACE: 0.00 AC (0.00%)
IMPERVIOUS: 0.99 AC (2.21%)
STORMWATER MANAGEMENT: 5.13 AC (18.99%)
TOTAL OPEN SPACE IMPERVIOUS AREA: 0.29 AC (2.21%)
LONGITUDE: W 75°14'27.47" LATITUDE: N 30°46'24"

21. WETLAND AREA IMPACTED: 0.0 AC.
22. PROPOSED DISCHARGE LOCATION: RIVER ROCK RUN STORMWATER MANAGEMENT SYSTEM
24. PROXIMITY TO T.I.D.: UNKNOWN
25. LIMIT OF DISTURBANCE: 19.99 AC. ±
26. WATERSHED: BROADWELL RIVER

ZONING DATA TABLE - SUSSEX COUNTY			
R-1 RESIDENTIAL SINGLE FAMILY			
	REQUIREMENT	PROPOSED	
MIN. LOT SIZE	21,780 S.F.	21,800 S.F.	
MIN. LOT WIDTH	100 FT.	100 FT.	
MIN. LOT DEPTH	>100 FT.	>100 FT.	
MIN. FRONT YARD	30 FT.	30 FT.	

OWNER/DEVELOPER
KEY PROPERTIES GROUP, LLC
610 MARSHALL STREET
MILFORD, DELAWARE 19803
(302) 285-2257

ENGINEER/SITE DESIGNER
PENNON ASSOCIATES, INC.
18072 DAVENPORT DRIVE
MILTON, DE 19868
(302) 684-8030

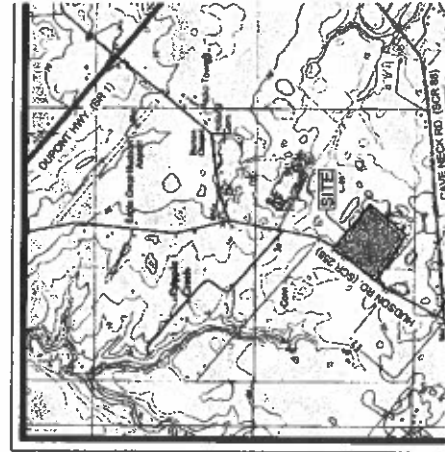
SURVEYOR
MERIDIAN CONSULTING ENGINEERS, LLC
LANDSCAPE ARCHITECT
PENNON ASSOCIATES, INC.
SCHOOL DISTRICT
CAPE HALEOPEN
TIRE DISTRICT
MILTON (06)
PORTAL DISTRICT
MILTON (19868)
WATER UTILITY
ON-SITE WELL
SEWER UTILITY
ON-SITE DISPOSAL SYSTEM

MAJESTIC MEADOWS (2017-03) REVISED FINAL SUBDIVISION PLAT

SUSSEX COUNTY, DELAWARE
JUNE 2018

PREPARED FOR:
OWNER/DEVELOPER

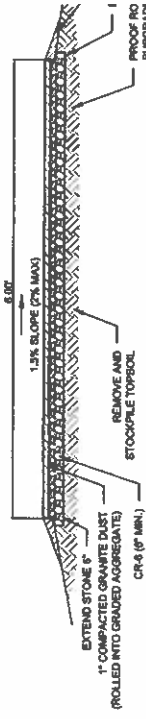
KEY PROPERTIES GROUP, LLC



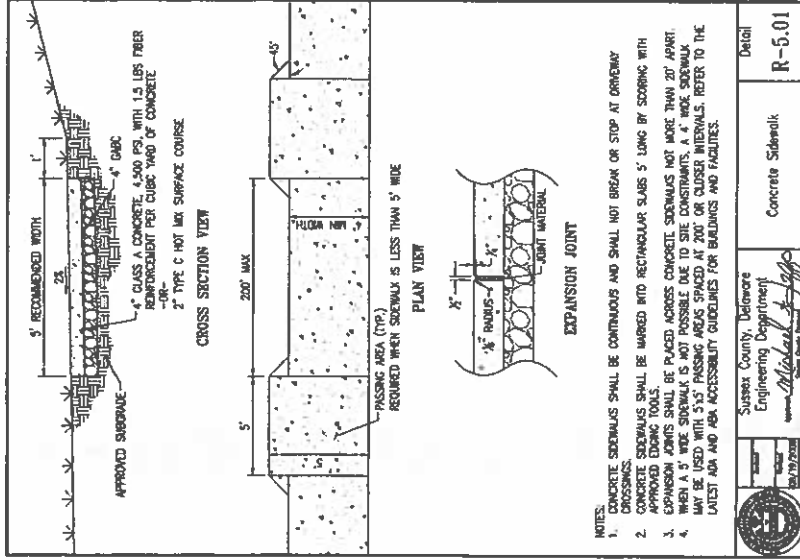
CONDITIONS FOR APPROVAL:

PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING THE FOLLOWING CONDITIONS:

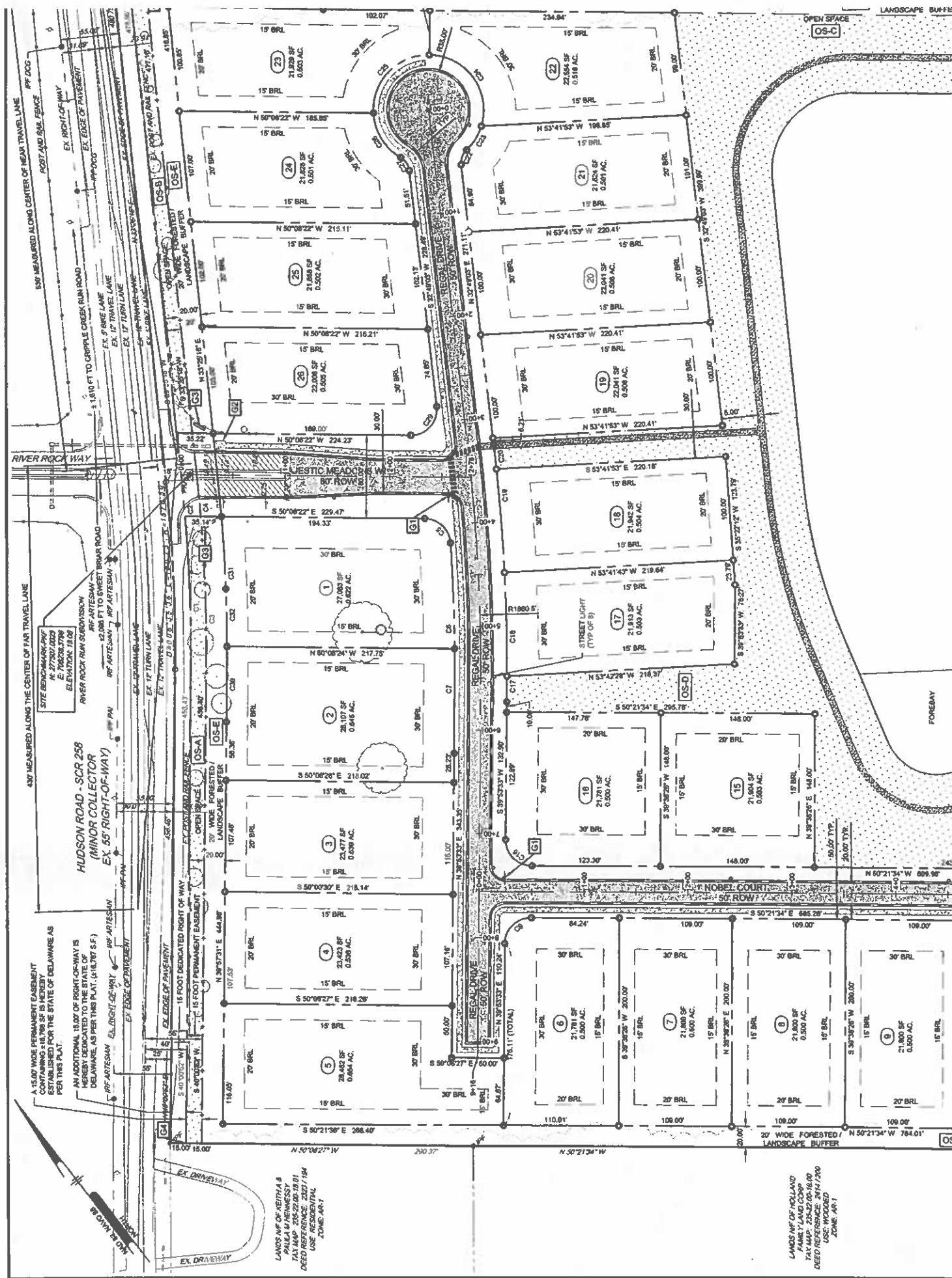
- A. THERE SHALL BE NO MORE THAN 20 LOTS IN THE SUBDIVISION.
- B. ALL LOTS WILL BE SERVED BY PRIVATE INDIVIDUAL ON-SITE WELLS AND SEPTIC SYSTEMS PERMANENTLY LOCATED ON THE LOTS.
- C. THE APPLICANT SHALL FORM A HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO THE MAINTENANCE OF THE MAJOR FACILITIES, AMENITIES, ROADS, BUFFERS, STORMWATER MANAGEMENT AREAS AND EROSION A SLOPEWALKS.
- D. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- E. A 10 FOOT FORESTED OR LANDSCAPED BUFFER SHALL BE INSTALLED ALONG THE PERIMETER OF THE PLAN SHALL CONTAIN A LANDSCAPE PLAN FOR THESE AREAS.
- F. ALL ENTRANCES AND ROADWAY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUSSEX COUNTY DESIGN STANDARDS.
- G. INTERIOR STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SUSSEX COUNTY DESIGN STANDARDS. STREET LIGHTING SHALL BE INCLUDED AS PROVIDED BY THE APPLICANT.
- H. STREET NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADDRESSING DEPARTMENT.
- I. THE LOCATION FOR A SCHOOL BUS STOP SHALL BE COORDINATED WITH THE LOCAL SCHOOL DISTRICT. THE LOCATION OF THE BUS STOP SHALL BE SHOWN ON THE FINAL SITE PLAN.
- J. A SIDEWALK ON ONE SIDE OF THE ROAD SHALL BE INSTALLED TO ALLOW FOR SCHOOL AGE CHILDREN TO CATCH THE BUS.
- K. RECREATION AREAS AND AMENITIES SHALL BE COMPLETED WITHIN THE PROJECT 18 MONTHS AFTER THE DATE OF OCCUPANCY.
- L. A WALKING TRAIL SHALL BE INSTALLED AS PROPOSED BY THE APPLICANT.
- M. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPING PLAN WHICH SHALL CLEARLY DELINEATE ALL FORESTED AREAS.
- N. A REVISOR PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS SHALL BE SUBMITTED TO THE SUSSEX COUNTY OFFICE OF PLANNING AND ZONING.
- O. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING DEPARTMENT.



DETAIL - WALKING / JOGGING TRAIL
NOT TO SCALE



**PROPOSED
CONSTRUCTION
& RAW BASELINE**



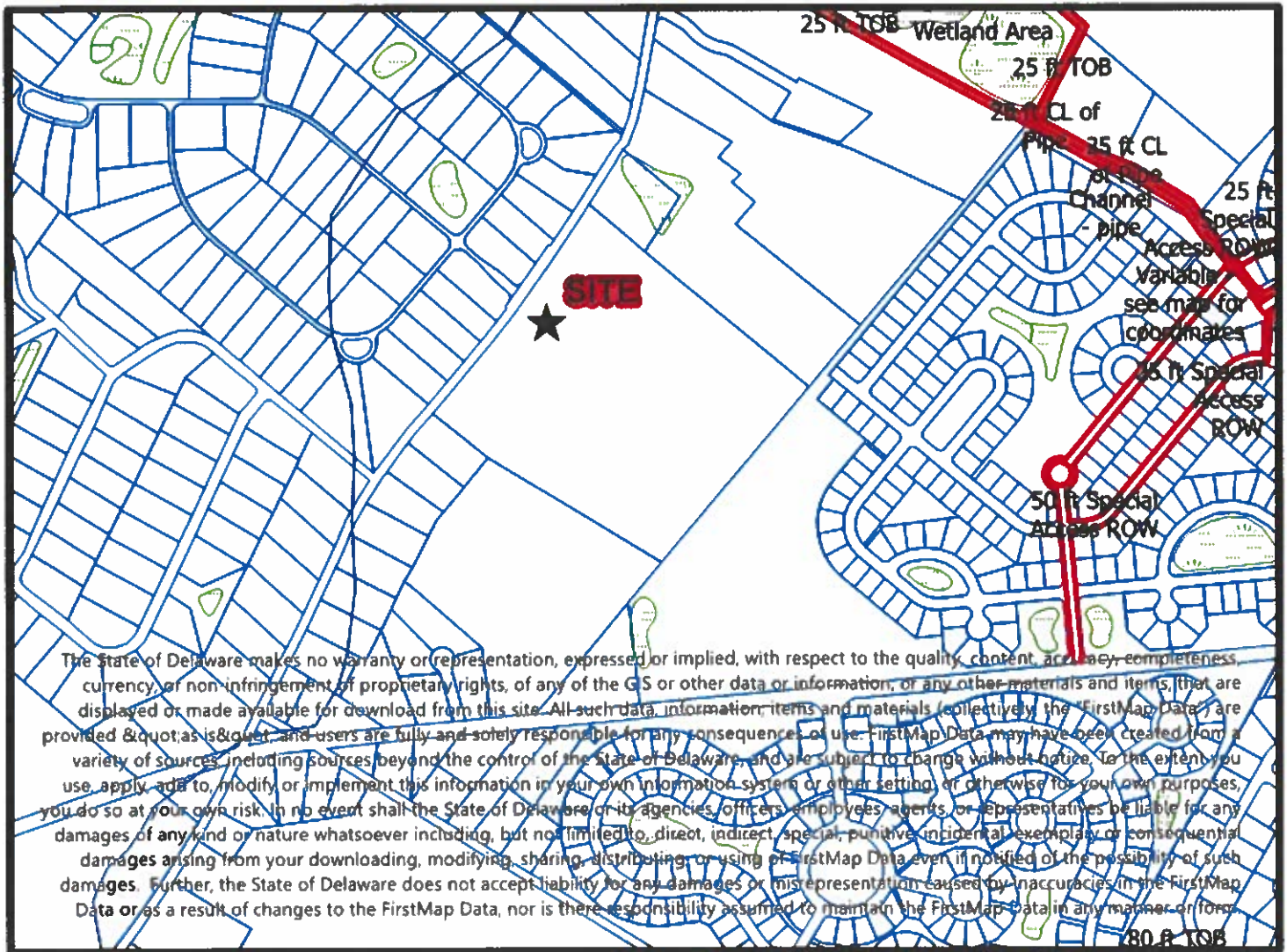
SITE LOCATION



0 0.28 0.55 1.1 Miles



DNREC MAPPING



Legend

Delaware_State_Parcels

Delaware State Parcel

2017 Wetlands (not regulatory)

2017 Wetlands (not regulatory)

Base Flood Elevation

FIRM Panel

FEMA Flood Maps

A

AE

AE, FLOODWAY

AO

VE

X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

No Build Points - Bay



No Build Line - Bay



No Build Points - Ocean



No Build Line - Ocean



Well Head Protection Areas



PARID: 235-22.00-19.00
KEY PROPERTIES GROUP LLC

ROLL: RP

Property Information

Property Location:

Unit:
City:
Zip:
State:

Class: RES-Residential
Use Code (LUC): RV-RESIDENTIAL VACANT
Town: 00-None
Tax District: 235 – BROAD KILL
School District: 6 - CAPE HENLOPEN
Council District: 3-Schaeffer
Fire District: 82-Lewes
Deeded Acres: 13.1100
Frontage: 0
Depth: .000
Irr Lot:
Plot Book Page: 79 70/PB

100% Land Value: \$195,000
100% Improvement Value \$0
100% Total Value \$195,000

Legal

Legal Description SE/RD 258
TRACT TWO/OPEN SPACE
PRICED AT HALF LAND VALUE UNTIL BONDED

Owners

Owner	Co-owner	Address	City	State	Zip
KEY PROPERTIES GROUP LLC		610 MARSHALL ST	MILFORD	DE	19963