



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

RECEIVED

567160

## 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 #:** 4, Majestic Meadows Subdivision

**Tax Map #:** 235-22.00-1338.00 (See Report)

**Owner/Client Email:** brent@keypg.com

**Initial Disposal System:** Full Depth 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) #4-1, 4-2 and 4 (see plot drawing).

**Depth to Limiting Zone:** 60 inches to indication of saturation/seasonal high water table.

**Design Considerations and Comments:** See Exhibit K and L. 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 60 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 #:** 4, Majestic Meadows Subdivision

**Tax Map #:** 235-22.00-1338.00 (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 4, 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 4-1:** >72 inches to redoximorphic features as an indication of saturation/seasonal high water table  
>72 inches to freewater; **Typic Hapludult (02/09/2018)**

**BOR 4-2:** >72 inches to redoximorphic features as an indication of saturation/seasonal high water table  
>72 inches to freewater; **Typic Hapludult (02/09/2018)**

**BOR 4:** 60 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, 0.538± 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 #: 4, Majestic Meadows Subdivision

SITE EVALUATION – REPORT PAGE 2  
Tax Map: 235-22.00-1338.00 (See Report)

03/16/2022

Date



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).



## SITE EVALUATION PLAN

KEY PROPERTIES GROUP, LLC  
LOT 4, MAJESTIC MEADOWS  
MILTON, DE 19968  
TM: 235-22.00-1338.00

Date: 3/15/2022

1 IN = 50 FT

Drawn: MJS

Project: KYPG001

### 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 |  |                      |



**Soil Scientist:** *M. Jack Stalling*



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Date: 2/23/22

Tax ID Number: 235-22.00-1338.00

Property Owner: Key Properties Group, LLC

Project Number: KYPG001

Property Location: Lot 4, Majestic Meadows Subdivision

Profile #: BOR 4 Slope: 2-4% Estimated Permeability: 45mp:

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

|                 |             | Colors             |                      | Mottles Desc.      |                 |           |             |
|-----------------|-------------|--------------------|----------------------|--------------------|-----------------|-----------|-------------|
| Horizon         | Depth (in.) | Matrix             | Mottles              | Ab. S. Con.        | Texture         | Structure | Consistence |
| A <sub>p</sub>  | 0-12        | 10yr4/3            |                      |                    | SL              | 2mgr      | fr          |
| B <sub>t1</sub> | 12-24       | 10yr4/6            |                      |                    | SCL             | 2msbk     | fr          |
| B <sub>t2</sub> | 24-40       | 10yr5/6            |                      |                    | gr wSL/SCL      | 1,2msbk   | fr          |
| B <sub>cl</sub> | 40-60       | 10yr6/6<br>10yr6/4 | 7.5yr4/6             | 10-15%<br>2amellae | SL<br>LS        | m<br>m    | fr<br>vfr   |
| C               | 60-72       | 2.5yr7/6           | 2.5yr7/2<br>7.5yr6/8 | CIP<br>CIP         | 5% gravel<br>LS | m         | vfr         |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |
|                 |             |                    |                      |                    |                 |           |             |

Soil Classification: Typic Hapludult

Relief: backslope

Depth to Limiting Zone: 60" to Rock Features

Depth to Freewater: >72"

Comments:

Soil Scientist:

Dr. Josh Scallenger

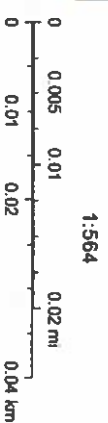


Sussex County



|                 |      |
|-----------------|------|
| 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:  
2.35-22.00-10.20
2. DEVELOPER NAME:  
KEY PROPERTIES GROUP, LLC
3. TOWN/ANGRECOUNTY:  
MILTON / 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 (B.L.):  
AR-1 (CLUSTER DEVELOPMENT)

DEPTH OF FRONT YARD (FEET)  
30'  
DEPTH OF CORNER SIDE YARD (FEET)  
30'  
DEPTH OF REAR YARD (FEET)  
30'  
MINIMUM LOT WIDTH  
100'

9. DWELLING UNIT CALCULATIONS: (116-28 A, D) LOW DENSITY AREA

GROSS AREA:  
21.98 AC  
LESS 25% FOR LOW DENSITY:  
16.48 AC  
PERMITTED LOTS:  
20 UNITS  
PROPOSED LOTS:  
20 UNITS  
GROSS DENSITY (AUMS/AC):  
0.887

11. REQUIRED LOT SIZE (MIN.):

100 FT.  
100 FT.  
21,790 S.F. (115-26 A (2))  
21,781 S.F.  
22,000 S.F.

12. WATER SUPPLIER:

PRIVATE - WELL

13. SANITARY SEWER PROVIDER:

PRIVATE - SEPTIC

14. STREETS:

PRIVATE (80-16 E.)

15. POSTED SPEED LIMIT (HUDSON RD):

40 MPH

16. STATE INVESTMENT AREA:

LEVEL 4

17. PROPOSED BUILDING HEIGHT:

LESS THAN 42 FEET

18. SITE AREA AND ACREAGE:

GROSS ACRESUSE / NET DEVELOPMENT AREA:  
28.31 AC  
LESS 25% FOR LOW DENSITY:  
21.23 AC  
DEED LOT R.O.W. DEDICATION:  
8.08 AC  
PRIVATE ROAD R.O.W.:  
1.60 AC  
IMPERVIOUS:  
1.04 AC  
GRASS:  
13.11 AC  
TOTAL:  
22.31 AC

19. REQUIRED OPEN SPACE:

30% OF GROSS AREA  
OPEN SPACE AREA 13.11 AC  
CONTIGUOUS ACRES (14.77 AC)

20. OPEN SPACE AREA BREAKDOWN:

LANDSCAPE BUFFER:  
2.28 AC (17.01%)  
ACTIVE OPEN SPACE:  
5.00 AC (22.41%)  
IMPERVIOUS:  
0.29 AC (2.21%)  
STORMWATER MANAGEMENT:  
5.53 AC (24.80%)  
TOTAL OPEN SPACE IMPERVIOUS AREA:  
0.29 AC (2.21%)

21. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:

LONGITUDE: W 75°12'47" LATITUDE: N 38°45'22"

22. WETLAND AREA IMPACTED:

0.0 AC.

23. PROPOSED DISCHARGE LOCATION:

RIVER ROCK RUN STORMWATER  
MANAGEMENT SYSTEM  
UNKNOWN  
19.89 AC. ±  
BROADKILL RIVER

24. PROXIMITY TO T.I.D.:

UNKNOWN

25. LIMIT OF DISTURBANCE:

UNKNOWN

26. WATERSHED:

UNKNOWN

#### ZONING DATA TABLE - SUSSEX COUNTY

| R-1 RESIDENTIAL SINGLE FAMILY |             |             |  |
|-------------------------------|-------------|-------------|--|
|                               | REQUIREMENT | PROPOSED    |  |
| MIN. LOT SIZE                 | 21,790 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.      |  |

CHANGES/REVISIONS  
KEY PROPERTIES GROUP, LLC  
610 MARSHALL STREET  
MILFORD, DELAWARE 19803  
(302) 382-2257  
ENGINEER/DATE DESIGNED  
PENNON ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19966  
(302) 694-8000  
SURVEYOR  
MERIDIAN CONSULTING ENGINEERS, L.L.C.  
LANDSCAPE ARCHITECT  
PENNON ASSOCIATES, INC.  
SCHOOL DISTRICT  
CAPE HENLOPEN  
FIRE DISTRICT  
MILTON (48)  
FOREST DISTRICT  
MILTON (1993)  
WATER UTILITY  
ON-SITE WELL  
SEWER UTILITY  
ON-SITE DISPOSAL SYSTEM

# MAJESTIC MEADOWS

(2017-03)

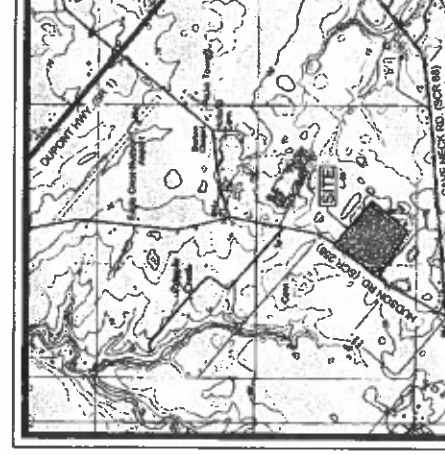
## REVISED FINAL SUBDIVISION PLAT

SUSSEX COUNTY, DELAWARE

JUNE 2018

PREPARED FOR:  
OWNER/DEVELOPER

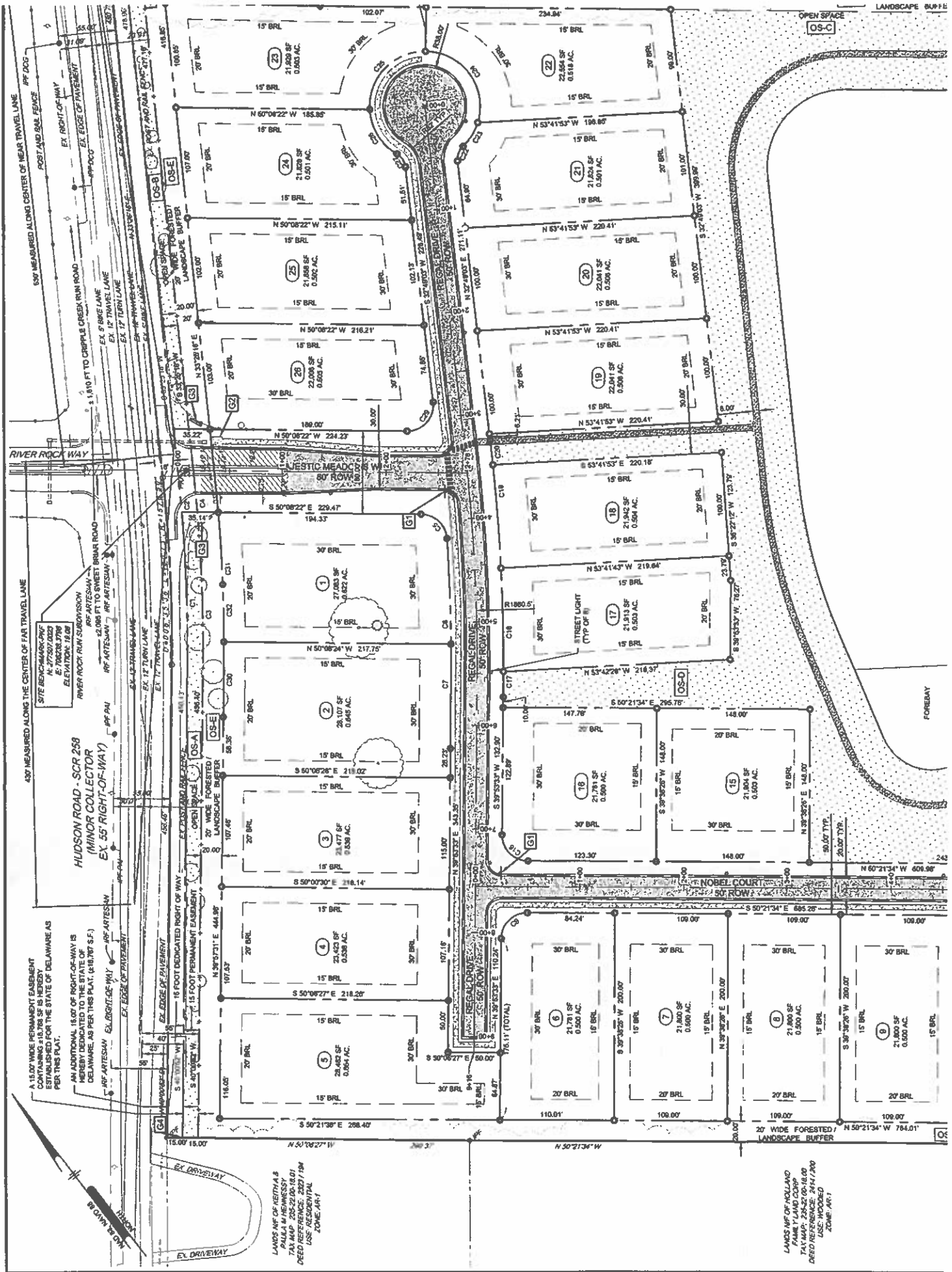
# KEY PROPERTIES GROUP, LLC



|                            |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> A | ITEM 401005 - SUPERPAVE TYPE C, PG 64-22                               |
| <input type="checkbox"/> B | NOT USED                                                               |
| <input type="checkbox"/> C | NOT USED                                                               |
| <input type="checkbox"/> D | ITEM 301001 - GRADED AGGREGATE BASE COURSE                             |
| <input type="checkbox"/> E | ITEM 000004 - TOPSOIL 6" DEPTH OR<br>ITEM 000010 - TOPSOILING 6" DEPTH |



**THE RIGHT-OF-WAY**



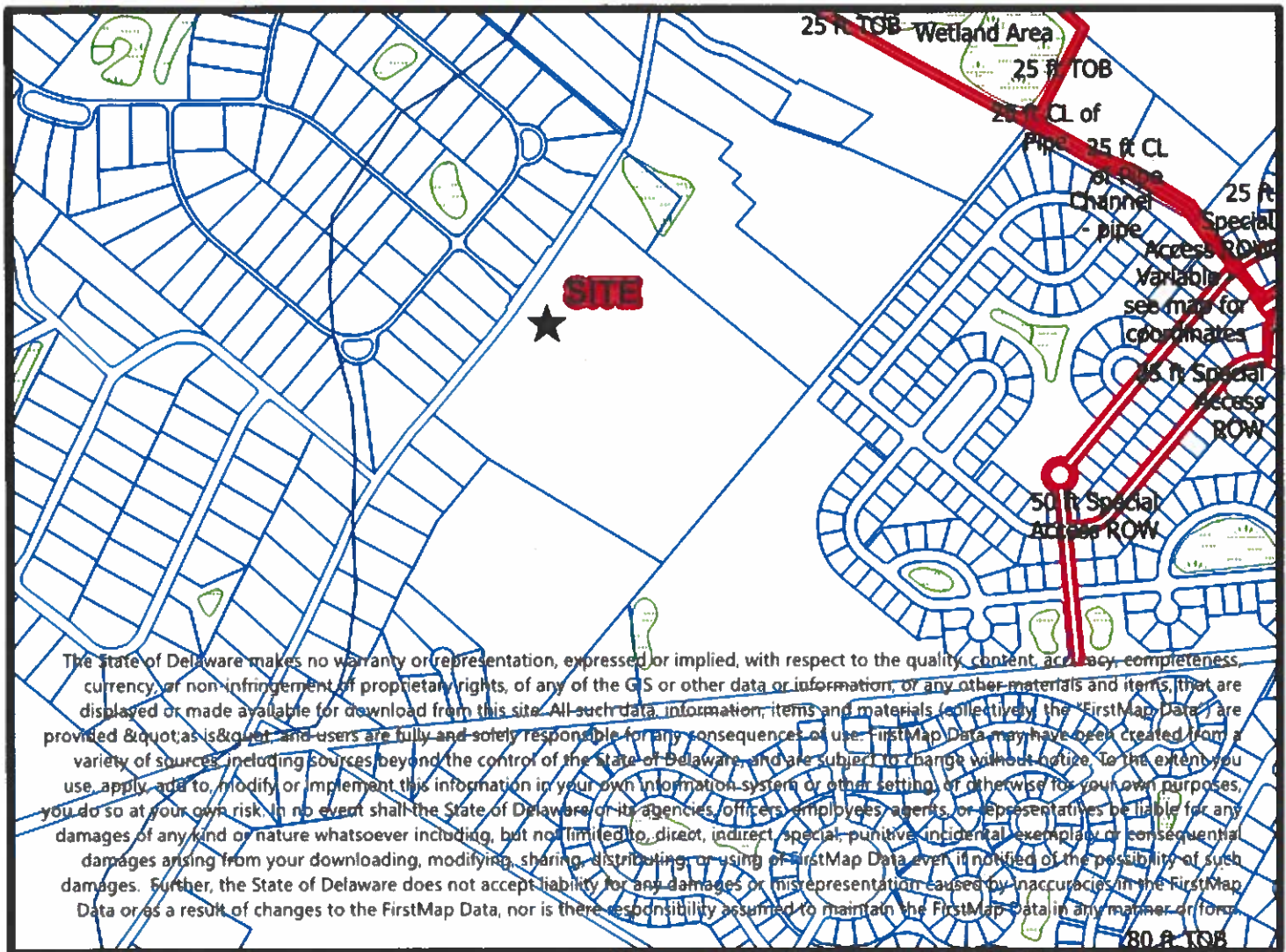
# SITE LOCATION



0 0.28 0.55 1.1 Miles



# DNREC MAPPING



## Legend

### Delaware\_State\_Parcels

 Delaware State Parcel

### 2017 Wetlands (not regulatory) No Build Points - Bay

 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**

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**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 |