

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, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: April 14th, 2022

Application: Lands of Fannin (2021-28)

Applicant: Rima Sheth
5 Tennis Court
Plainview, New York 11803

Owner: Donnie R. and Elaine B. Fannin
722 North Shore Drive
Milford, Delaware 19963

Site Location: The site is on the northwest side of Shawnee Road (Route 36), northeast of North Union Church Road

Current Zoning: Medium Density Residential (MR)

Proposed Use: 5 single family lots

Comprehensive Land Use Plan Reference: Developing Area

Councilmanic District: District 2 - Green

School District: Milford School District

Fire District: Milford Fire Company

Sewer: On-site septic systems

Water: On-site well

TID: Not Applicable

Site Area: 4.45 acres +/-

Tax Map ID: 130-3.00-170.00



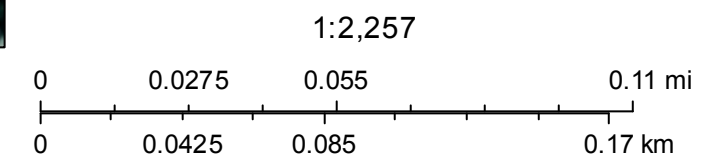


Sussex County



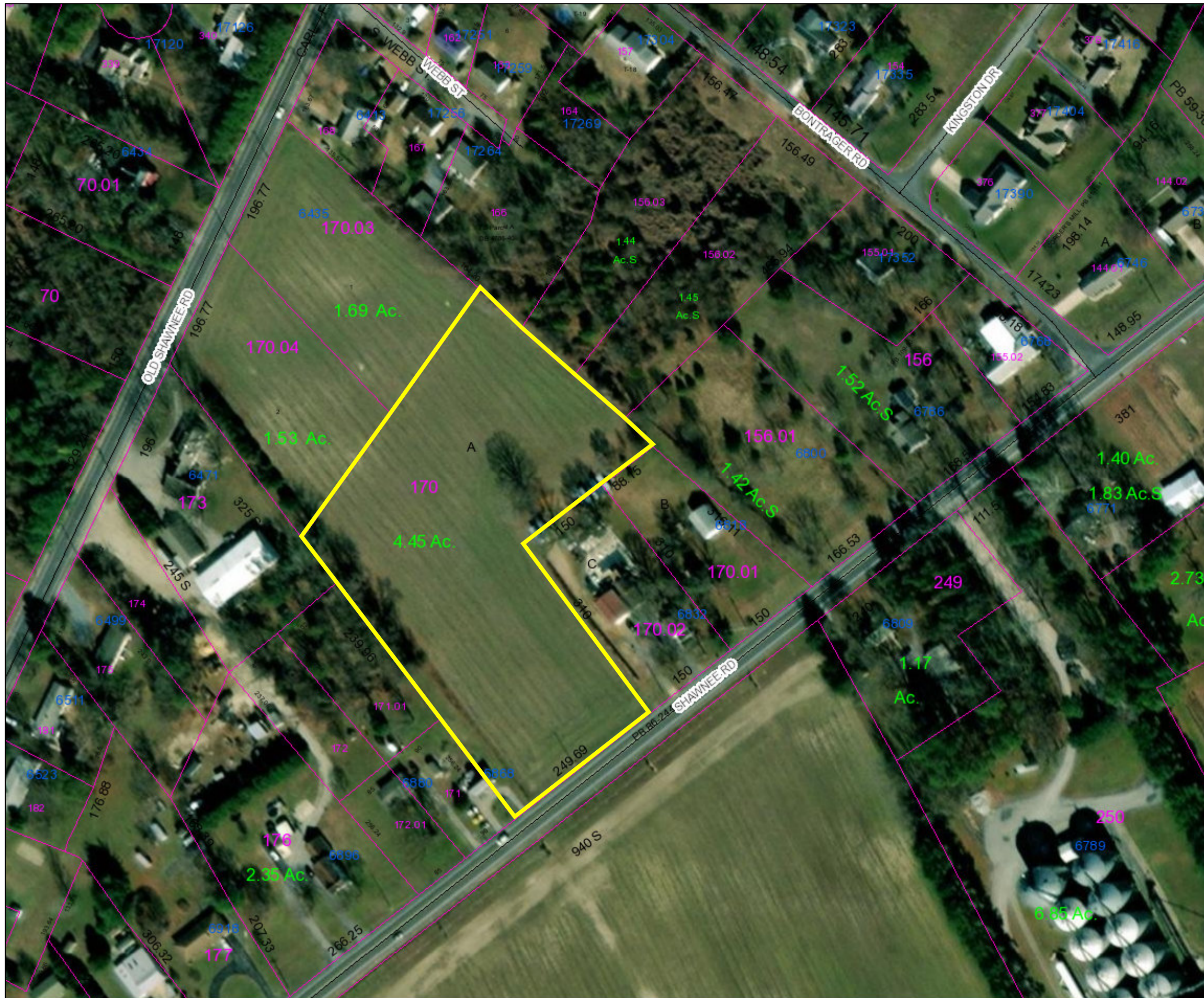
PIN:	130-3.00-170.00
Owner Name	FANNIN DONNIE R
Book	3003
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Description	NW/RT 36
Description 2	PARCEL ARESIDUE
Description 3	N/A
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets





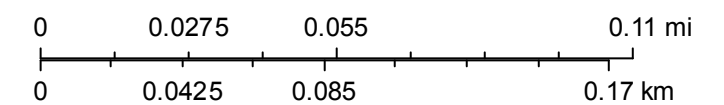
Sussex County



PIN:	130-3.00-170.00
Owner Name	FANNIN DONNIE R
Book	3003
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Description	NW/RT 36
Description 2	PARCEL ARESIDUE
Description 3	N/A
Land Code	

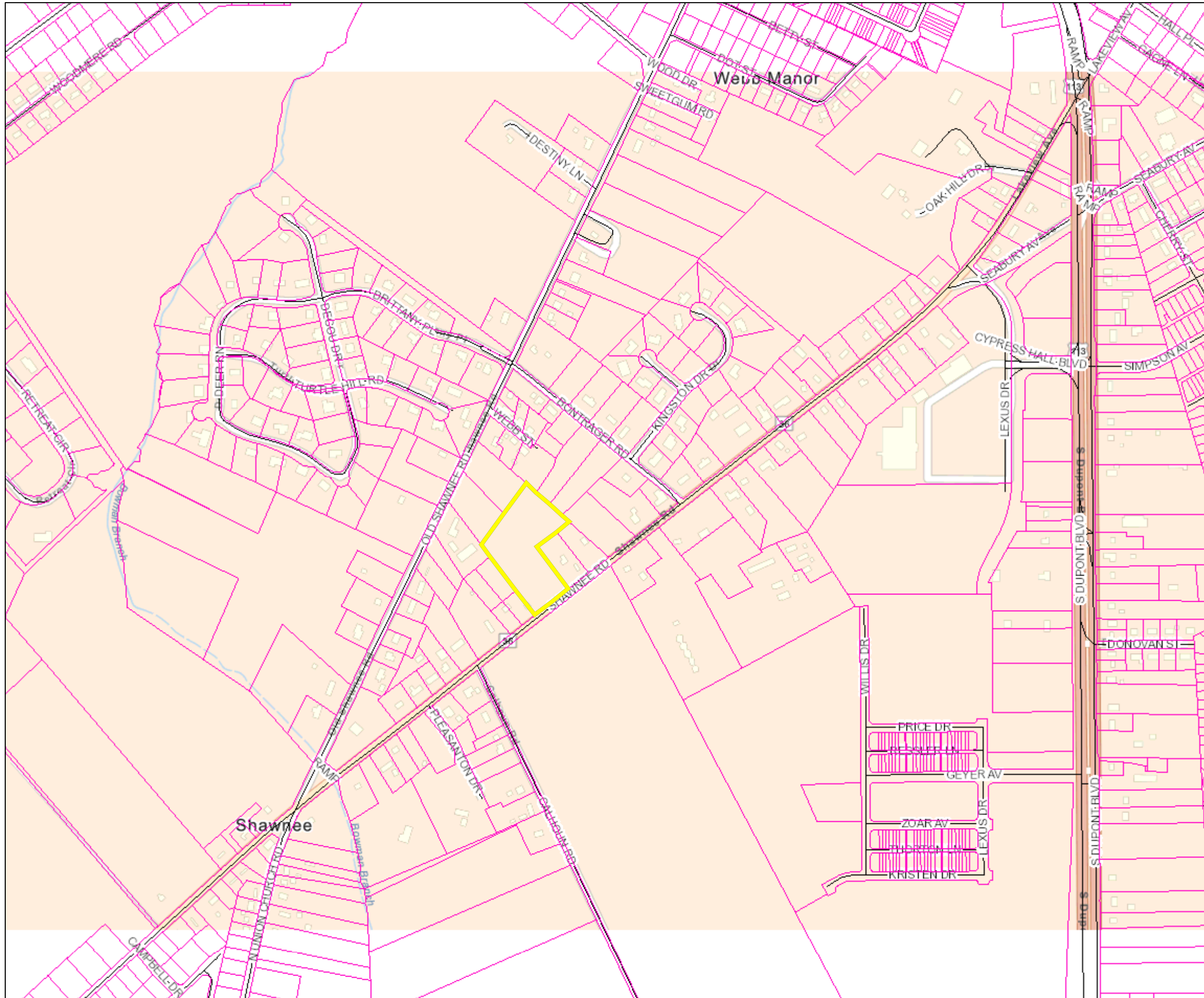
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:2,257





Sussex County



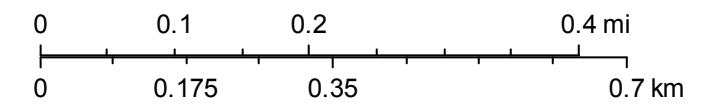
PIN:	130-3.00-170.00
Owner Name	FANNIN DONNIE R
Book	3003
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Description	NW/RT 36
Description 2	PARCEL ARESIDUE
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
 - Tax Parcels
 - Streets
 - County Boundaries

1:9,028



RECEIVED

File #: 2021-28
Pre-App Date: _____

SEP 02 2021

Sussex County Major Subdivision Application 202113108

SUSSEX COUNTY
PLANNING & ZONING

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)

Standard:

Cluster:

Coastal Area:

Location of Subdivision:

6850 Shawnee Road, Milford, DE 19963

Proposed Name of Subdivision:

Shawnee Road Estates

Tax Map #: 130.03.00-170.00

Total Acreage: 4.45

Zoning: MR Density: Medium Minimum Lot Size: .75 Number of Lots: 5

Open Space Acres: yes

Water Provider: Well

Sewer Provider: Septic

Applicant Information

Applicant Name: Rima Sheth

Applicant Address: 5 Tennis Court, Plainview, NY 11803

City: Plainview

State: NY Zip Code: 11803

Phone #: 516-302-7436

E-mail: tejassheth25@gmail.com

Owner Information

Owner Name: Donnie R. & Elaine B. Fannin

Owner Address: 722 N. Shore Drive

City: Milford

State: DE Zip Code: 19963

Phone #: Unknown

E-mail: N/A

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Chuck Adams, Karins & Associates

Agent/Attorney/Engineer Address: 128 W. Market Street

City: Georgetown

State: DE Zip Code: 19947

Phone #: 302-856-6699

E-mail: cadams@karinsengineering.com



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide ten (10) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
 - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
 - Provide compliance with Section 99-9.
 - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) 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.**
- PLUS Response Letter** (if required) **N/A Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)
- 51% of property owners consent if applicable**

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 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

Rima Sheth dotloop verified
08/27/21 9:25 AM EDT
BGYJ-CDQO-MXXII-MDX2

Date: _____

Signature of Owner

Elaine B. Fannin

Date: 8-27-21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

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

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **3/23/2022**

APPLICATION: **2021-28 Lands of Fannin**

APPLICANT: **Rema Sheth**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **130-3.00-170.00**

LOCATION: **Site is located on the north side of Shawnee Road (Route 36),
northeast of North Union Church Road.**

NO. OF UNITS: **5 single-family lots**

GROSS
ACREAGE: **4.45**

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? **Municipal Growth & annexation Area**
- (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? **N/A** 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? **N/A**
- (8). Comments: **The proposed subdivision is located in the Growth and Annexation area of the City of Milford. Contact the City of Milford about the availability of sewer and water.**
- (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
Sr. Manager of Utility Planning & Design Review

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



Karins and Associates

Engineering • Planning • Surveying

Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Forest Hill, MD

128 W. Market Street, Georgetown, DE 19947

Phone: (302) 856-6699 Fax: (302) 858-4099

February 7, 2022

Sussex County
Planning and Zoning Office
Via electronic submittal

Attention Jamie Whitehouse, Director

Re: PRELIMINARY MAJOR SUBDIVISION PLAN FOR SHAWNEE ESTATES,
TAX PARCEL 130-3.00-170.00, LANDS OF DONNIE R. FANNIN & ELANE B. FANNIN

Jamie,

The subject property is under contract of sale to Tejas Sheth and Mike Salese who are represented by Tony Fisher as their realtor.

We are providing our narrative to Code Section 99-9.C., as a supplement to our January 5, 2022 submittal, in response to the 12-20-21 review comments;

- (1) Integration of the proposed subdivision into existing terrain and surrounding landscape.
 - The is the residual parcel from two prior two lot subdivisions, which is situated in the southwest rural area adjacent to the City of Milford, an area in transition from and surrounded by agricultural areas being converted into residential subdivisions with flat terrain.
 - Development of the parcel as a five lot residential subdivision is consistent with adjoining subdivisions and the reason for the request for waiver of the 20 foot wide Forested Buffer requirement along the perimeter of the property.
- (2) Minimal use of wetlands and floodplains.
 - GIS data does not indicate the presents of wetlands or regulated floodplain within proximity of the subject parcel, which is currently cultivated for row crops
- (3) Preservation of natural and historical features.
 - There are no natural or historic features to be preserved
- (4) Preservation of open space and scenic views.
 - Proposed lot development is consistent with Code requirements for open space.
 - There are no recognized scenic views surrounding the parcel
- (5) Minimization of tree, vegetation and soil removal and grade changes.
 - The cultivated property is void of trees or other vegetation
- (6) Screening of objectionable features from neighboring properties and roadways.
 - Proposed lot development is consistent with adjoining properties.

February 7, 2022

Sussex County
Planning and Zoning Office
Via electronic submittal

Attention Jamie Whitehouse, Director

Re: PRELIMINARY MAJOR SUBDIVISION PLAN FOR SHAWNEE ESTATES,
TAX PARCEL 130-3.00-170.00, LANDS OF DONNIE R. FANNIN & ELANE B. FANNIN

2

- (7) Provision for water supply.
 - An individual private well will provided for each lot
- (8) Provision for sewage disposal.
 - An individual private septic system will be provided for each lot
 - Each proposed lot has received DNREC septic evaluation approval, dated 12-01-21
 - The contact purchaser has initiated individual lot septic design
- (9) Prevention of pollution of surface and groundwater.
 - The parcel was reviewed by the Sussex Conservation District for Step 1 Stormwater Assessment Study on 01-19-22.
 - DNREC Best Management Practices will be provided for their review and approval.
- (10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.
 - DNREC standard erosion and sediment control practices will be submitted for review and approval.
 - Infiltration of runoff is proposed to prevent increased runoff.
 - Stormwater management will be part of the proposed infiltration is to minimize flooding and provide groundwater and aquifer recharge
- (11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.
 - A private street is proposed in accordance with Sussex Engineering design requirements
 - The private street access to Shawnee Road is subject to DeIDOT approval and a pre-submittal meeting has been requested.
- (12) Effect on area property values.
 - It is estimated that the proposed development will enhance property values.
- (13) Preservation and conservation of farmland.
 - The subject parcel is designated as a 'Developing Area' by 2019 Future Land Use, Comprehensive Plan
- (14) Effect on schools, public buildings and community facilities.
 - It is estimated that the proposed development will have a negligible impact on schools, public buildings, and community facilities.

February 7, 2022

Sussex County
Planning and Zoning Office
Via electronic submittal

Attention Jamie Whitehouse, Director

Re: PRELIMINARY MAJOR SUBDIVISION PLAN FOR SHAWNEE ESTATES,
TAX PARCEL 130-3.00-170.00, LANDS OF DONNIE R. FANNIN & ELANE B. FANNIN

3

(15) Effect on area roadways and public transportation.

- It is estimated that the proposed development will have a negligible impact on area roadways and public transportation.

(16) Compatibility, consistent, with other area land uses.

- Proposed lot development is consistent with adjoining properties.

(17) Effect on area waterways.

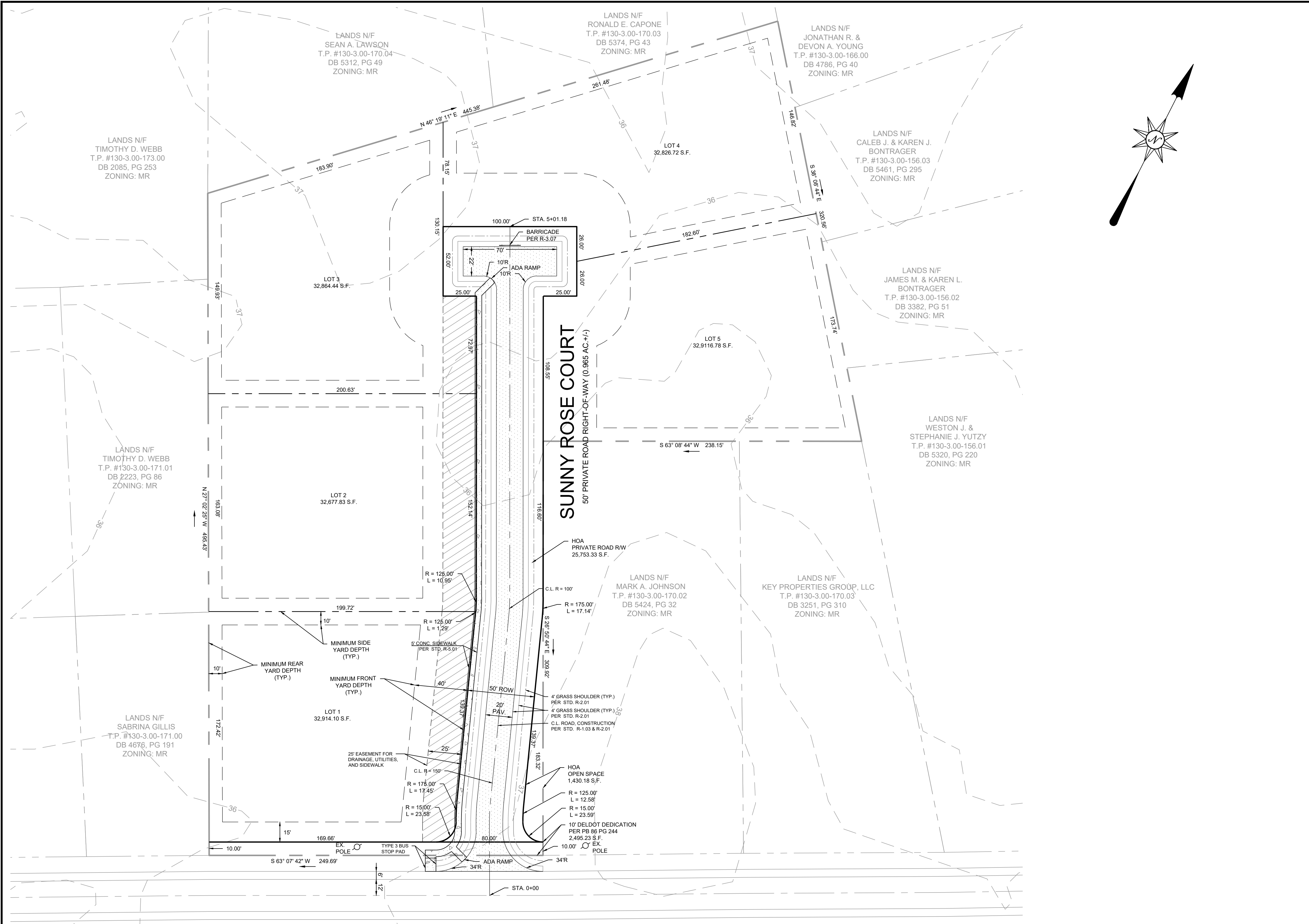
- DNREC approval will assure the proposed development will have no effect on area waterways.

Best regards,

Karins and Associates

Bob Rosenberger,

Senior Project Manager



SITE DATA

- OWNER: DONNIE R. FANNIN & ELANE B. FANNIN
 722 NORTH SHORE DRIVE
 MILFORD, DE 19963
- TAX PARCEL NO. 130-3.00-170.00
 - DEED REF. DB 3003, PG 338
 - PLOT REF. PB 86, PG 244
 - WATER: PRIVATE
 - SEWER: PRIVATE
 - ZONING: MR (MEDIUM-DENSITY RESIDENTIAL DISTRICT)
 - EXISTING LOTS: 1
 - PROPOSED LOTS: 5
 - COUNCIL DISTRICT: 2
 - FIRE DISTRICT: 42, MILFORD
 - SCHOOL DISTRICT: MILFORD - 18
 - POST OFFICE: MILFORD

AREA TABULATION	EXISTING USE	PROPOSED USE
GROSS PARCEL 4.451 AC +/-	AGRICULTURAL	
LOT 1 0.756 AC +/-		RESIDENTIAL
LOT 2 0.750 AC +/-		RESIDENTIAL
LOT 3 0.754 AC +/-		RESIDENTIAL
LOT 4 0.753 AC +/-		RESIDENTIAL
LOT 5 0.756 AC +/-		RESIDENTIAL

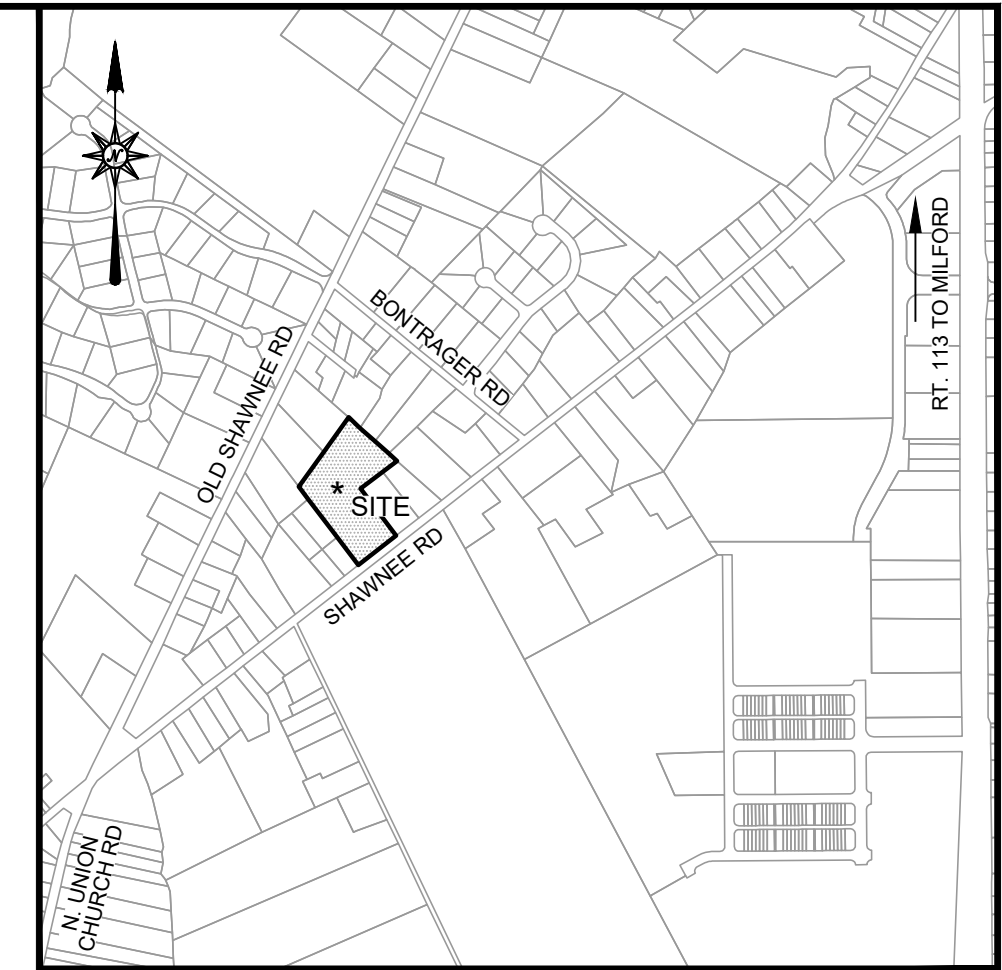
[MINIMUM LOT AREA: 31,670 S.F. (0.75 ACRE)]

- DENSITY = 0.89 DU / AC
- OPEN SPACE 0.033 AC +/-
- PRIV. ROAD RW 0.591 AC +/-
- WETLAND AREA 0.000 AC +/-
- LOT SETBACKS**
- FRONT 4'
 - SIDE 10'
 - REAR 10'

- SHAWNEE ROAD, SCR 36
- ROAD FRONTAGE: 249.69'
 - POSTED SPEED LIMIT: 40 MPH
 - FUNCTIONAL CLASSIFICATION: MAJOR COLLECTOR
 - STATE STRATEGIES LEVEL: 2
 - PROXIMITY TO TRANSPORTATION IMPROVEMENT DISTRICT: NONE

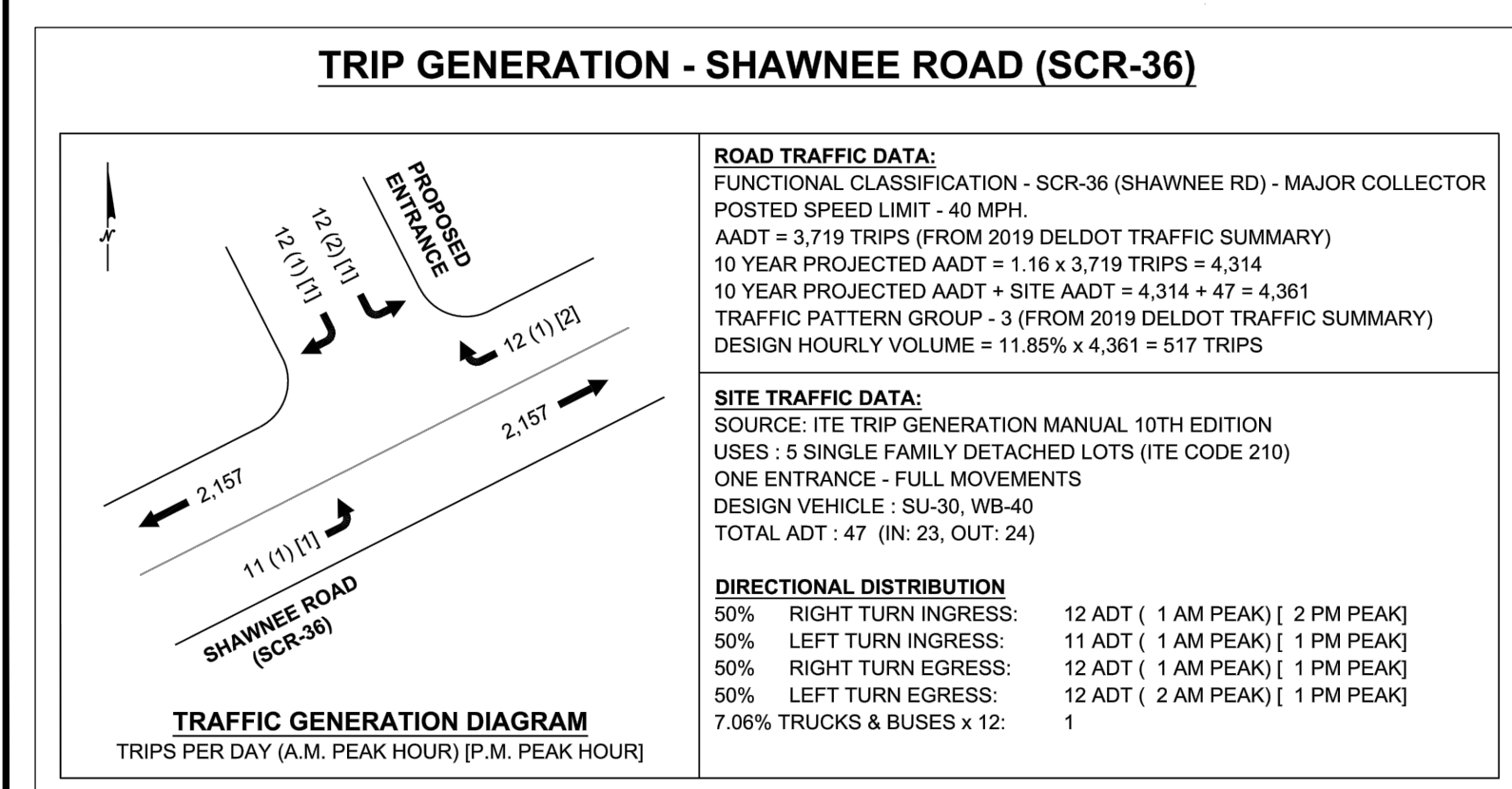
NOTES:

- THE BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM THE MINOR SUBDIVISION OF THE ESTATE OF THELMA C. MAYHEW, PB 86, PG 244.
- A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL SHOWN HEREON, THEREFORE, THIS PLAN DOES NOT VERIFY THE EXISTENCE OF ANY RIGHTS-OF-WAY OR EASEMENTS WHICH MAY AFFECT THIS PARCEL OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.
- 10 FEET OF RIGHT-OF-WAY, ALONG SCR-36, WAS PREVIOUSLY GRANTED TO DELDOT BY PB 86, PG 244.
- ALL PRIOR EXISTING PARCEL IMPROVEMENTS HAVE BEEN RAZED.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND / OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE TRIANGLE AREA IS OUTSIDE OF THE RIGHT-OF-WAY, OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED LAND OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- THIS SITE HAS BEEN DESIGNATED AS A 'GOOD GROUNDWATER RECHARGE AREA' AS DEFINED BY THE STATE OF DELAWARE.
- THIS SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
- A HOMEOWNERS ASSOCIATION WILL BE CREATED FOR THE PROPOSED SUBDIVISION FOR THE PERPETUAL MAINTENANCE OF THE PRIVATE ROAD, SIDEWALKS, DRAINAGE, AND STORMWATER MANAGEMENT FOR THIS SUBDIVISION.
- POTABLE WATER SHALL BE PROVIDED BY A PRIVATE WELL FOR EACH LOT.
- SANITARY SEWER SHALL BE PROVIDED BY A PRIVATE SEPTIC SYSTEM FOR EACH LOT.
- ALL PROPOSED LOTS HAVE RECEIVED DNREC APPROVAL FOR SEPTIC SITE EVALUATION, DATED 11-17-21.
- UNDERGROUND ELECTRIC SERVICE AND TELECOMMUNICATION SERVICES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
- STREET TREES SHALL BE INSTALLED ALONG THE LOT FRONTAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THIS SITE IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A 'TRANSPORTATION IMPROVEMENT DISTRICT', TID, BY SUSSEX COUNTY.
- NO STREET LIGHTS ARE PROPOSED.
- NO OPEN SPACE AMENITIES ARE PROPOSED.
- HORIZONTAL DATUM: NAD 83
- VERTICAL DATUM: NAVD88
- WAIVER REQUEST:
- A. A WAIVER IS HEREBY REQUESTED FROM THE 20' FORESTED BUFFER REQUIRED FOR MAJOR SUBDIVISIONS WITH AT LEAST FOUR OR MORE LOTS.
- B. A WAIVER IS HEREBY REQUESTED FROM THE REQUIREMENT FOR SIDEWALK ALONG BOTH SIDES OF THE PRIVATE ROAD RIGHT-OF-WAY.
- THE SUBJECT PARCEL IS LOCATED ON, DATED 01-06-2005, IN AN AREA DESIGNATED 'ZONE X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SUBJECT PARCEL IS CURRENTLY 100% AGRICULTURAL CROP LAND, WHICH WILL BE DEVELOPED WITH A PRIVATE ROAD RIGHT-OF-WAY AND RESIDENTIAL LOT WITH DRIVEWAY, HOME, AND LAWN.



LOCATION MAP 1" = 1000'

SHAWNEE ROAD - SCR 36
 60' RIGHT-OF-WAY
 MAJOR COLLECTOR - 40 MPH



ROAD TRAFFIC DATA:
 FUNCTIONAL CLASSIFICATION - SCR-36 (SHAWNEE RD) - MAJOR COLLECTOR
 POSTED SPEED LIMIT - 40 MPH
 AADT = 3,719 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED AADT = 1.16 x 3,719 TRIPS = 4,314
 10 YEAR PROJECTED AADT + SITE AADT = 4,314 + 47 = 4,361
 TRAFFIC PATTERN GROUP - 3 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 DESIGN HOURLY VOLUME = 11.85% x 4,361 = 517 TRIPS

SITE TRAFFIC DATA:
 SOURCE: ITE TRIP GENERATION MANUAL, 10TH EDITION
 USES - 5 SINGLE FAMILY DETACHED LOTS (ITE CODE 210)
 ONE ENTRANCE - FULL MOVEMENTS
 DESIGN VEHICLE: SU-30, WB-40
 TOTAL ADT: 47 (IN: 23, OUT: 24)

DIRECTIONAL DISTRIBUTION

50% RIGHT TURN INGRESS:	12 ADT (1 AM PEAK) [2 PM PEAK]
50% LEFT TURN INGRESS:	11 ADT (1 AM PEAK) [1 PM PEAK]
50% RIGHT TURN EGRESS:	12 ADT (1 AM PEAK) [1 PM PEAK]
50% LEFT TURN EGRESS:	12 ADT (2 AM PEAK) [1 PM PEAK]
7.06% TRUCKS & BUSES x 12:	1

WETLAND CERTIFICATION
 I, THE UNDERSIGNED, REVIEWED THE BACKGROUND MATERIALS AND CONDUCTED A SITE VISIT AND FOUND NO WATERS OR WETLANDS PRESENT ON SITE.

ENGINEER'S CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

OWNER'S CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY AND ACKNOWLEDGE THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THIS MINOR SUBDIVISION WAS PREPARED IN ACCORDANCE TO MY DESIRES AND AT MY DIRECTION IN ORDER TO BE LEGALLY RECORDED AMONG THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE.

DATE _____ DATE _____ DATE _____

DEV SITARAM DE. LICENSE No. 8799 TEJAS SHETH & MIKE SALESE

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO CREATE A FIVE LOT MAJOR SUBDIVISION ON THE RESIDUAL LANDS OF THE ESTATE OF THELMA C. MAYHEW, CONVEYED TO DONNIE R. AND ELANE B. FANNIN, TAX PARCEL NO. 130-3.00-170.00, RECORDED IN PLOT BOOK 86 PAGE 244

PRELIMINARY MAJOR SUBDIVISION PLAN FOR SHAWNEE ESTATES MAJOR SUBDIVISION
 SITUATE IN: CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

<p>Karins and Associates ENGINEERS & PLANNERS & SURVEYORS GEORGETOWN, DE & NEWARK, DE www.karinsengineering.com 129 WEST MARKET STREET GEORGETOWN, DELAWARE 19847 PHONE: (302) 856-6699 FAX: (302) 629-2175</p>	<p>OWNER: (CONTRACT PURCHASER) TEJAS SHETH & MIKE SALESE c/o APRE 19703 MUNCY REANCH ROAD REHOBOTH BEACH, DE 19971 302-864-8079</p>	<p>PROPERTY ADDRESS: 6850 SHAWNEE ROAD MILFORD, DE 19963</p>
	<p>SURVEY BY: TEMPLE-SELLERS</p>	<p>SCALE: 1" = 40'</p>
<p>DESIGNED BY: BR</p>	<p>DATE: 12-10-21 SHEET: 1 OF 1</p>	
<p>DRAWN BY: BR, JG</p>	<p>DRAWING NO.: G1680 - Q01</p>	
<p>CHECKED BY: DS</p>		

Site Evaluation
Reference #:
566427



RECEIVED
11/17/2021
GROUNDWATER

25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
Address:	722 N. Shore Drive Milford, DE 19963	Lot #:	1
		Phone:	(302) 242-4066
		Email:	elaine8@comcast.net

Initial System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #1, #2, #5 & #17 (crosshatched area on the plot plan).

Depth to Limiting Zone: 28" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

Instructions to the Property Owner

- Contact a Class C System Designer.
- A permeability rate of **50 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

PAID
\$ 75.00 11/17/2021

For Official Use Only

Field checked: N/A

DNREC Reviewing Soil Scientist

DNREC APPROVED

Expiration Date: 12/01/2026

Approval Date: 12/01/2021

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
		Lot #:	1
Address:	722 N. Shore Drive Milford, DE 19963	Phone:	(302) 242-4066
		Email:	claine8@comcast.net
Property Location:	North side of Shawnee Road		
Acreage:	32,914 sq. ft.±		
Date of Evaluation:	2/9/04, 6/24/2021 & 10/27/21		
Central Water Available:	No		
Wooded:	No		
2007 SWMP:	None per DNREC Navigator		
FEMA V zone:	None per DNREC Navigator		
HUC 12:	20402070601		

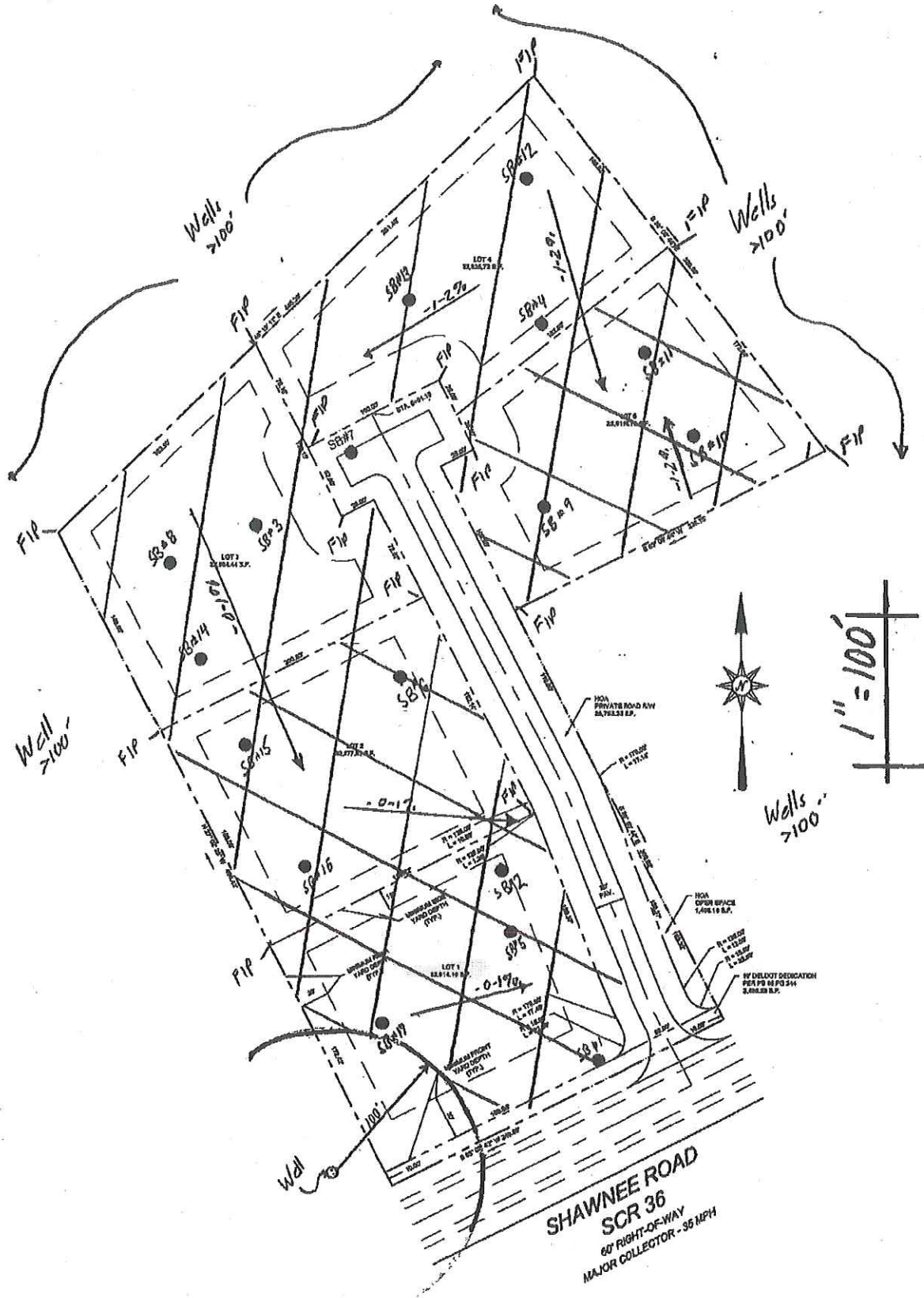
<u>Soil Profile #:</u>	<u>Limiting Zone Depth:</u>	<u>Limiting Zone Inferred From:</u>	<u>Subgroup Taxonomic Classification:</u>	<u>Free Water:</u>
SBs #1 & #2	38"	redox concentrations & depletions	Oxyaquic Hapludult	>60"
SB #5	28"	redox concentrations & depletions	Oxyaquic Hapludult	>60"
SB #17	46"	redox concentrations & depletions	Typic Paleudult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #1, #2, #5 & #17 (crosshatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a low pressure pipe (LPP) OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

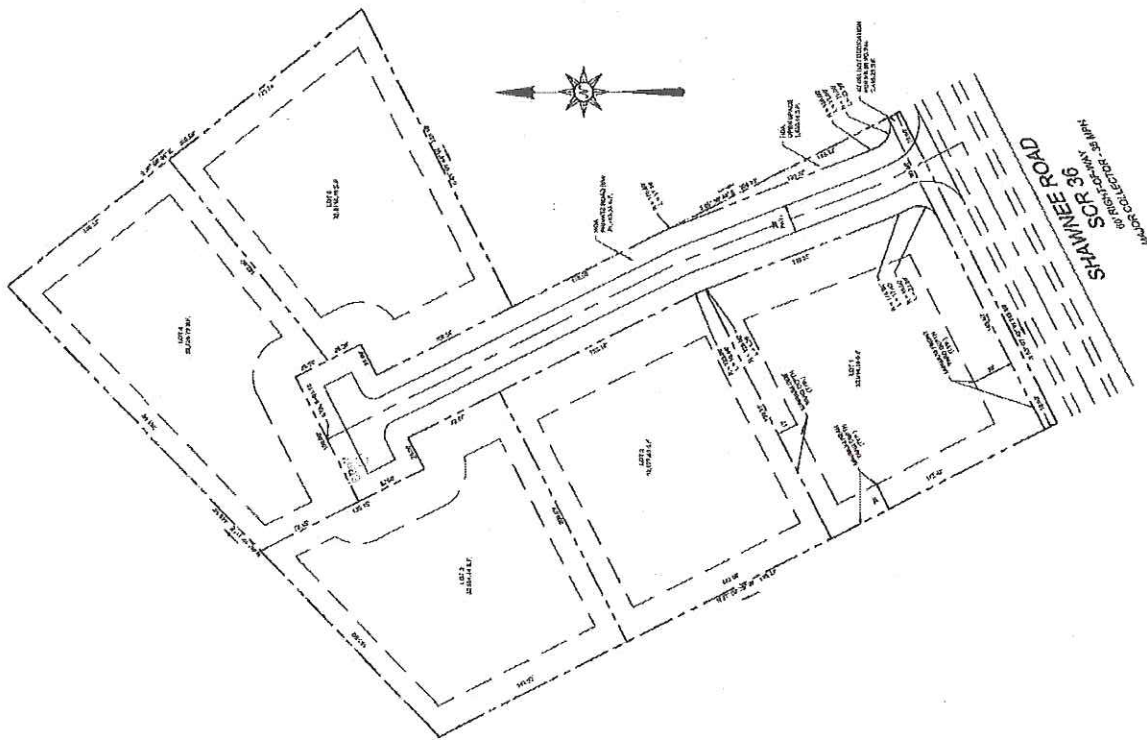
Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.



SHAWNEE ROAD
SCR 36
 60' RIGHT-OF-WAY
 MAJOR COLLECTOR - 35 MPH



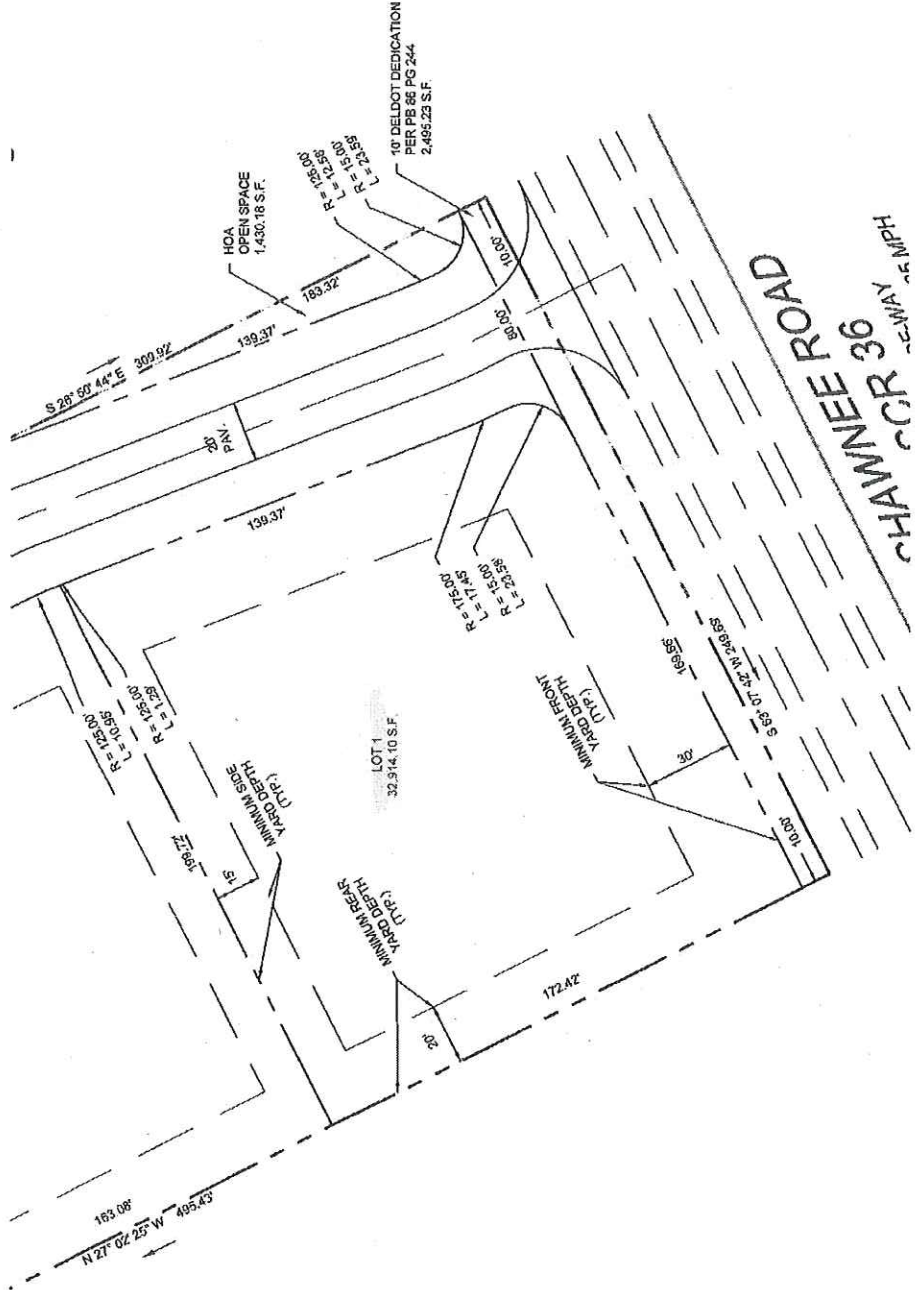
SHAWNEE
11-15-21 CONCEPT PLAN
 FOR THE LANDS OF

TEXAS SEETH & MIKE SALESE
 ATTORNEYS AT LAW, COMMERCE, HARRIS COUNTY, TEXAS



Karfins and Associates
 ENGINEERS
 13000 WEST LOOP SOUTH, SUITE 100
 HOUSTON, TEXAS 77040
 PHONE: (713) 865-1000
 FAX: (713) 865-1001
 INTERNET: WWW.KARFINS.COM

PROJECT LOCATION: SHAWNEE, TEXAS
 DATE: 06/20/21
 DRAWN BY: BR
 CHECKED BY: DELCA
 SCALE: 1/4" = 1'-0"
 SHEET: 1 OF 1
 DRAWING NO.: 21040 - 001



CHAMNEE ROAD
 CR 36
 55 MPH

SUSSEX COUNTY

Layers Search

Basemaps Select Area

Print Help

Hide search results

Search results

Clear Selected

Selected Features:

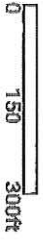
Parcels (1)

1) 130-3.00-170.00

Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)



SUSSEX COUNTY

Print Help

Layers

Search

Basemaps

Select Area



Hide search results

Search results

Clear Selected

Selected Features: Parcels (1) Zoom

1) 130-3.00-170.00

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	



Selected Features (1)

Legend

DE_Watershe

HUC 12



DE_Wetlands

2017 Wetlands



DE_Contours

NCC_Upper

NCC_Lower

Kent

Sussex

Kent

Sussex

Sussex

DE_DFIRM

FEMA Flood M:

- A
- AE
- AE, FLOC
- AO
- VE
- X, 0.2 PC

DE_TaxDitch

Tax Ditch Segm

- Tax Ditch
- Pond Fee
- Special A

Tax Ditch Maxir

Extent of

Tax Ditch Areas

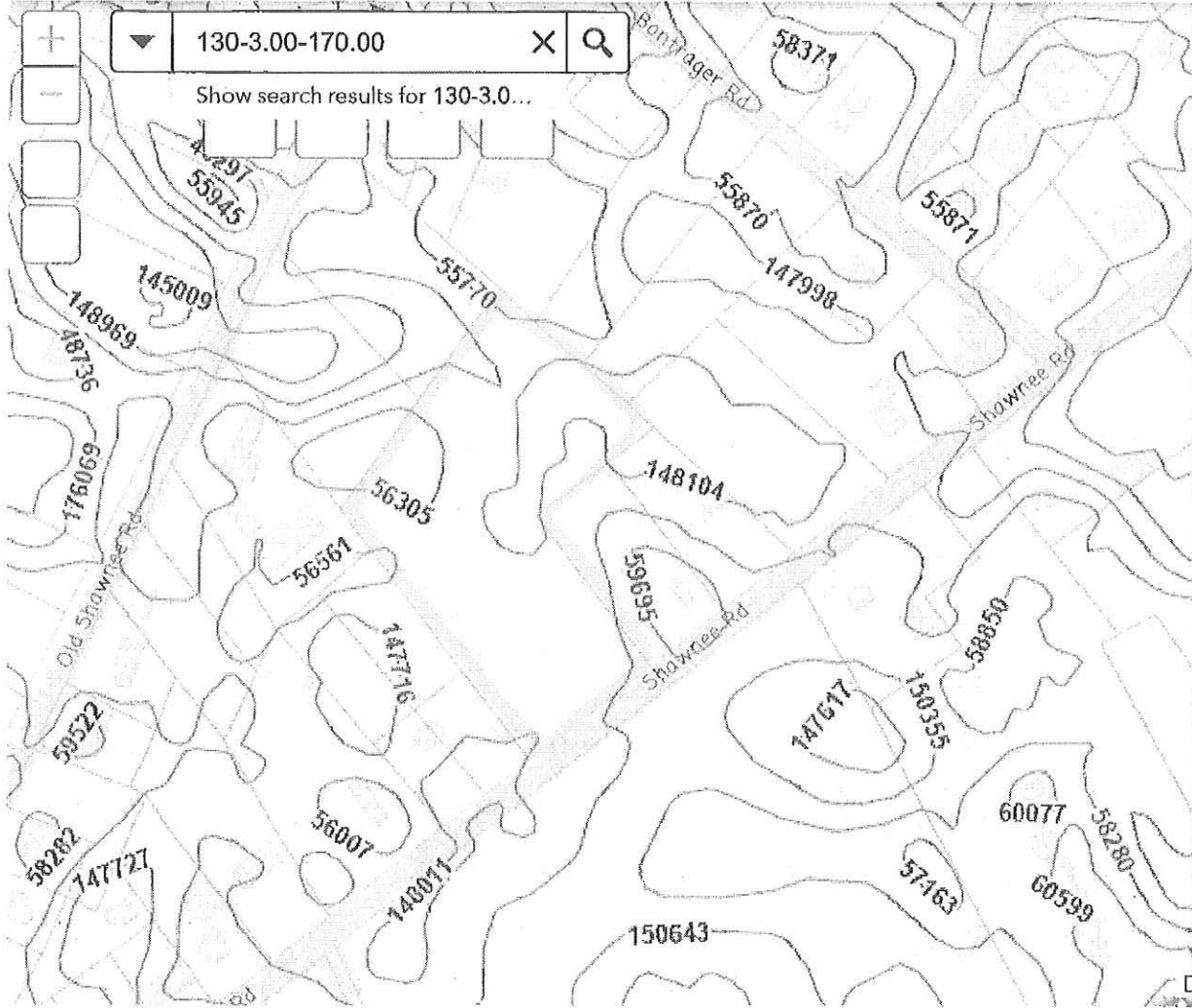
Approx.

DE_CPCN

Water CPCN



Wastewater CP



-75.41738894 Degrees



Coastal Consultants, Inc.
 25092 Oak Road (302) 629-2989
 Seaford, DE 19973 Fax: 629-3212

SOIL PROFILE NOTE PAGE

N 38° 53' 37.53"
 W 75° 29' 01.62"

Profile #: 1 Soil Boring: or Test Pit: _____ Date of Test: 2/9/04

Property Owner: Fannin

Property Location: W Rt 36 Lot # 1 Lot A (residual) 170.00

Site Evaluator: Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

Slope: 1-2% Relief: gently sloping

Estimated Permeability: 40 cpi

Depth to and Type of Limiting Zone: 38" to redox depletion & concentration

Subgroup Taxonomic Classification: Oxyaquic Hapludult

Horizon	Depth	Matrix	Mottles	Ab. S. Con	Texture	Structure	Consistence
Ap	0 to 11	10K 4/3	/	/	sl	2mg	f
Bt	11 to 30	10K 76i/8	/	/	sl	2mg	f
C'	30 to 38	10K 74i/6	/	/	10% 15 vco sl	1 mdk	f
2C ²	38 to 60	2.51 1/4	10K 4/3 2.51 1/2	22P 22D	sl	m	f
	to						
	to						
	to						
	to						

Comments: _____ Free water = >60'

* 2-4 Frozen

J.C. Duke
 Joseph C. Duke, Jr., CPSS



25092 Oak Road
Seaford, DE 19973

Consultants, Inc.

(302) 629-2989
Fax: 629-3212

SOIL PROFILE NOTE PAGE

N 38° 53' 38.85"
W 75° 29' 02.91"

Profile #: 2 Soil Boring: or Test Pit: _____ Date of Test: 2/9/04

Property Owner: Farm

Property Location: W Rt. 36 Lot # 1 Lot # A (residual) 170.00

Site Evaluator: Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

Slope: 0-1% Relief: nearly level

Estimated Permeability: 40 mpi

Depth to and Type of Limiting Zone: 38" to redox depletion & concentrations

Subgroup Taxonomic Classification: Oxyaque Hapludult

Horizon	Depth	Matrix	Mottles	Ab. S. Con	Texture	Structure	Consistence
A _p	* 0 to 10	10M 4/3	/	/	sl	2mp	f
B _t ¹	10 to 29	10M 4/4	/	/	20% s cos	1m/6/6	f
B _t ²	29 to 38	10M 5/6	/	/	10% s cos	1m/6/6	f
C ¹	38 to 54	2.5Y 4/2	2.5Y 4/2 2.5Y 4/2	C1P C2F	cos 4/2	M	f
C ²	54 to 60	10M 5/4	10Y 4/2 2.5Y 4/2	C2P C2D	cos	n	f
	to						
	to						
	to						

Comments: * 3-6 ft from Free water = >60"

Joseph C. Duke, Jr., CPSS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Farrin Date: 6/24 2021
Property Location: MW/Shawnee Rd Lot #1 Lot #: Resident (A)

Soil Boring#: 5 Slope: 0-1 % Relief: gently sloping
Estimated Permeability: 50 MPI Limiting Zone: 28" to redox depth zone
Taxonomic Classification: Oxyaquic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 38.42 " W 75° 27 ' 02.53 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
<u>Ap</u>	<u>0-10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>2mg</u>	<u>f</u>
<u>Bt¹</u>	<u>10-28</u>	<u>10YR 5/6</u>	<u>—</u>	<u>—</u>	<u>wd</u>	<u>2msbk</u>	<u>f</u>
<u>Bt²</u>	<u>28-36</u>	<u>2.5Y 4/4</u>	<u>10YR 5/3 10YR 4/2</u>	<u>cc</u> <u>cc</u>	<u>sd</u>	<u>2msbk</u>	<u>f</u>
<u>C¹</u>	<u>36-46</u>	<u>10YR 6/4</u>	<u>10YR 4/2</u>	<u>ccr</u>	<u>hvs⁺</u>	<u>m</u>	<u>f</u>
<u>CL</u>	<u>46-60</u>	<u>10YR 7/2</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>m</u>	<u>f</u>
<u>LC³_g</u>	<u>60-</u>	<u>10YR 7/2</u>	<u>10YR 4/3 4/2</u>	<u>cca</u>	<u>co</u>	<u>m</u>	<u>f</u>

Described By: _____

Soil Boring#: 6 Slope: 0-1 % Relief: nearly level
Estimated Permeability: 40 MPI Limiting Zone: 44" to redox depth zone
Taxonomic Classification: Typic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 40.42 " W 75° 27 ' 04.40 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
<u>A</u>	<u>0-10</u>	<u>10YR 4/5</u>	<u>—</u>	<u>—</u>	<u>wd</u>	<u>2mg</u>	<u>f</u>
<u>BE</u>	<u>10-30</u>	<u>10YR 5/6 4/4</u>	<u>—</u>	<u>—</u>	<u>wd</u>	<u>1msbk</u>	<u>f</u>
<u>Bt</u>	<u>30-40</u>	<u>10YR 7/2</u>	<u>—</u>	<u>—</u>	<u>wd/t</u>	<u>2msbk</u>	<u>f</u>
<u>C¹</u>	<u>46-49</u>	<u>2.5Y 6/4</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>m</u>	<u>f</u>
<u>C²</u>	<u>49-60</u>	<u>2.5Y 6/4</u>	<u>10YR 2/1 2.5Y 6/2</u>	<u>ccr</u> <u>ccr</u>	<u>30% grv</u>	<u>m</u>	<u>f</u>
	<u>-</u>						

Described By: _____

J.C.D.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# _____ " to redox _____ mpi _____ FW= _____ "
GPS: N 38° _____ ' _____ " W 75° _____ ' _____ "



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fanning Date: 10/27 12021
Property Location: NW Shawnee Rd Lot #: 2

Soil Boring#: 15 Slope: 1-2 % Relief: gently sloping
Estimated Permeability: 40 MPI Limiting Zone: 46" to redox depth
Taxonomic Classification: Typic Hapludult Free Water: >72"
GPS: N 38° 53 ' 39.80 " W 75° 27 ' 05.36 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 8</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>col</u>	<u>2mg</u>	<u>f</u>
<u>E</u>	<u>8 - 28</u>	<u>10YR 4/4</u>	<u>—</u>	<u>—</u>	<u>vearl</u>	<u>1msbk</u>	<u>F1</u>
<u>EB</u>	<u>28 - 46</u>	<u>10YR 4/4 9/6</u>	<u>—</u>	<u>—</u>	<u>1vool, col</u>	<u>1msbk</u>	<u>F1</u>
<u>C1</u>	<u>46 - 66</u>	<u>10YR 4/2</u>	<u>10YR 7/8</u>	<u>clw</u>	<u>col</u>	<u>m</u>	<u>f</u>
<u>C2</u>	<u>66 - 72</u>	<u>10YR 4/4 9/6</u>	<u>4/10YR 9/8</u>	<u>clw</u>	<u>1vearl</u>	<u>m</u>	<u>f</u>
	<u>-</u>						

Described By: _____

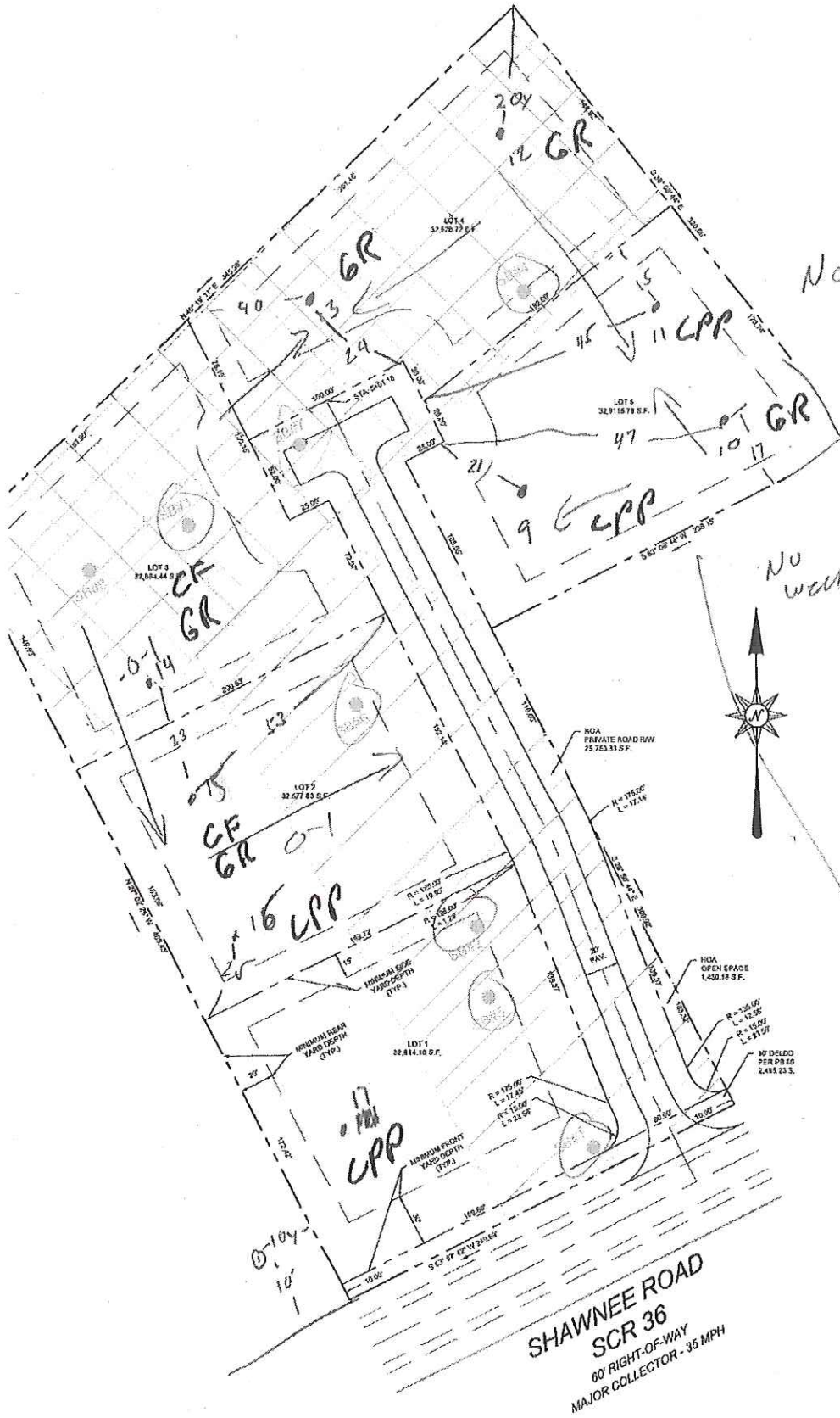
Soil Boring#: 16 Slope: 1-2 % Relief: gently sloping
Estimated Permeability: 60 MPI Limiting Zone: 36" to redox depth
Taxonomic Classification: Oxyaquic Placidol Free Water: >60"
GPS: N 38° 53 ' 38.61 " W 75° 27 ' 04.25 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>col</u>	<u>2mg</u>	<u>f</u>
<u>EB</u>	<u>10 - 36</u>	<u>10YR 5/6</u>	<u>—</u>	<u>—</u>	<u>sl</u>	<u>1msbk</u>	<u>f</u>
<u>Bt</u>	<u>36 - 46</u>	<u>10YR 4/2</u>	<u>10YR 7/8</u>	<u>clw</u>	<u>col</u>	<u>2msbk</u>	<u>f</u>
<u>C</u>	<u>46 - 60</u>	<u>10YR 4/4</u>	<u>—</u>	<u>—</u>	<u>ls</u>	<u>m</u>	<u>f</u>
	<u>-</u>						
	<u>-</u>						

Described By: _____

J.C. Duke, Jr.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 17, 46" to redox dept: over, 40 mpi, Typic Placidol FW= 60 "
GPS: N 38° 53 ' 37.13 " W 75° 27 ' 02.95 " Lot #1



PARID: 130-3.00-170.00
FANNIN DONNIE R

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class: AGR-Agriculture
 Use Code (LUC): AG-AG
 Town: 00-None
 Tax District: 130 - CEDAR CREEK
 School District: 4 - MILFORD
 Council District: 2-Green
 Fire District: 42-Carlisle
 Deeded Acres:
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: MR-MEDIUM RESIDENTIAL
 Zoning 2: -
 Plot Book Page: 86 244/PB
 100% Land Value: \$11,100
 100% Improvement Value
 100% Total Value

Legal

Legal Description: NW/RT 36
PARCEL ARESIDUE

Owners

Owner	Co-owner	Address	City	State	Zip
FANNIN DONNIE R	ELANE B FANNIN	722 N SHORE DR	MILFORD	DE	19963

Site Evaluation

Reference #:
566428



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

RECEIVED
11/17/2021
GROUNDWATER

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
	722 N. Shore Drive	Lot #:	2
Address:	Milford, DE 19963	Phone:	(302) 242-4066
		Email:	clainef8@comcast.net

Initial System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #6, #15 & #16 (crosshatched area on the plot plan).

Depth to Limiting Zone: 36" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

- Contact a Class C System Designer.
- A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

PAID
\$ 75.00 11/17/2021

For Official Use Only

Field checked: N/A

DNREC Reviewing Soil Scientist

DNREC APPROVED

Expiration Date: 12/01/2026

Approval Date: 12/01/2021

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name: Donnie R. & Elane B. Fannin **Tax Map #:** 1-30-3-170
Lot #: 2

Address: 722 N. Shore Drive **Phone:** (302) 242-4066
 Milford, DE 19963 **Email:** elainef8@comcast.net

Property Location: North side of Shawnee Road

Acreage: 32,864 sq. ft.±

Date of Evaluation: 6/24/2021 & 10/27/21

Central Water Available: No

Wooded: No

2007 SWMP: None per DNREC Navigator

FEMA V zone: None per DNREC Navigator

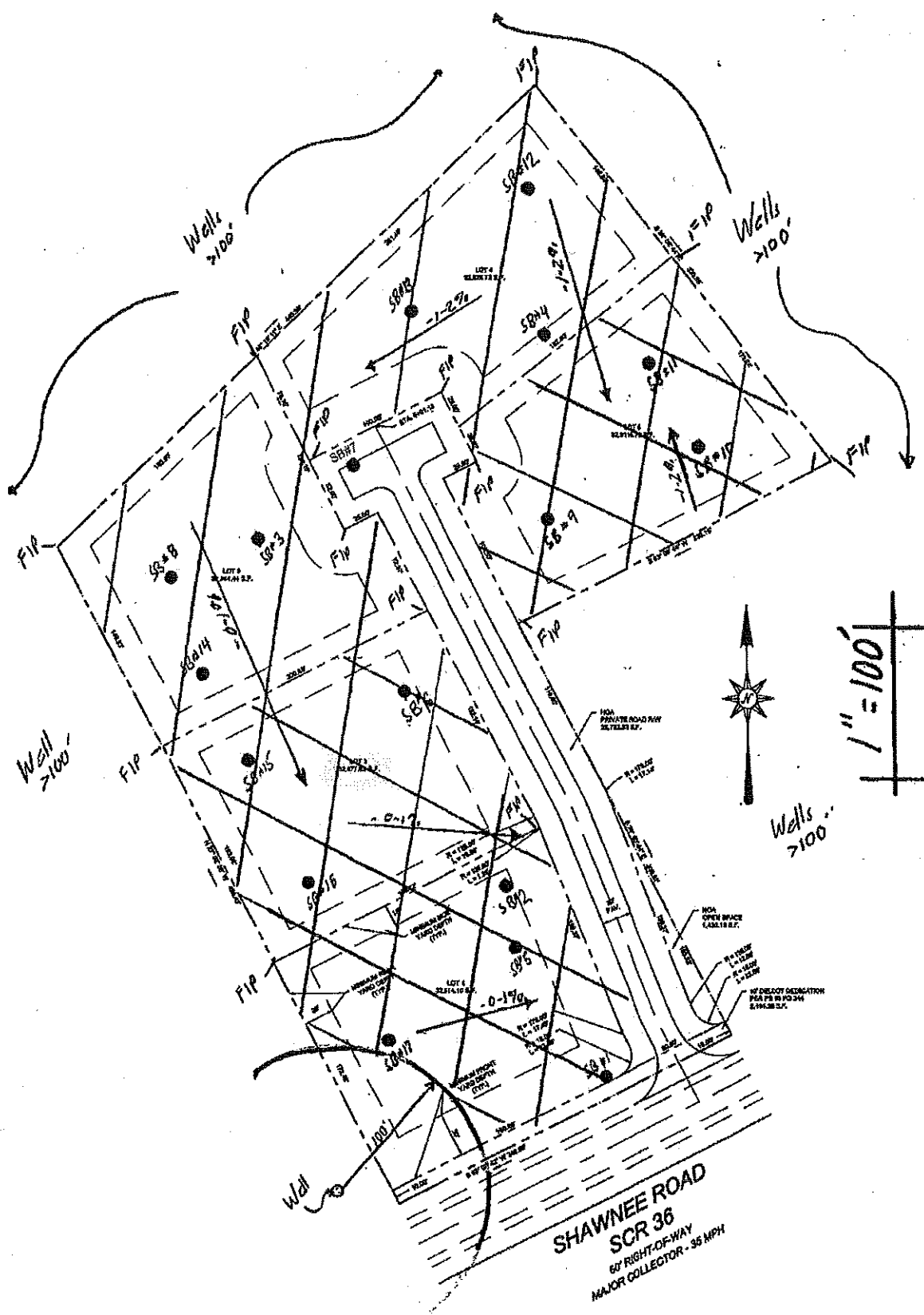
HUC 12: 20402070601

<u>Soil Profile #:</u>	<u>Limiting Zone Depth:</u>	<u>Limiting Zone Inferred From:</u>	<u>Subgroup Taxonomic Classification:</u>	<u>Free Water:</u>
SB #6	44"	redox concentrations & depletions	Typic Hapludult	>60"
SB #15	46"	redox concentrations & depletions	Typic Hapludult	>60"
SB #16	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #6, #15 & #16 (crosshatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a low pressure pipe (LPP) OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

Report prepared by: Joseph C. Duke, Jr., CPSS **Date of report:** November 15, 2021
Class "D" License #: 4048

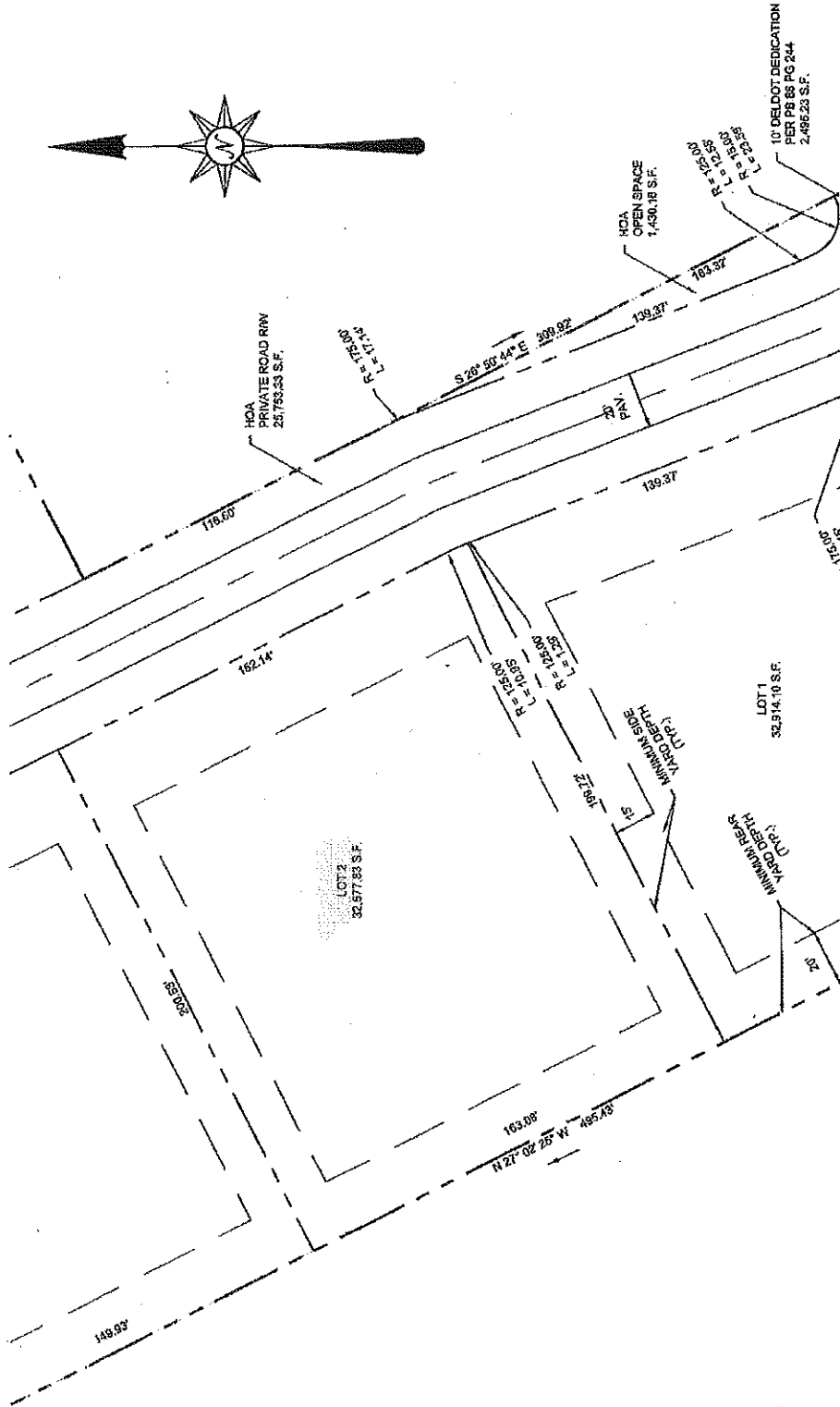
Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.

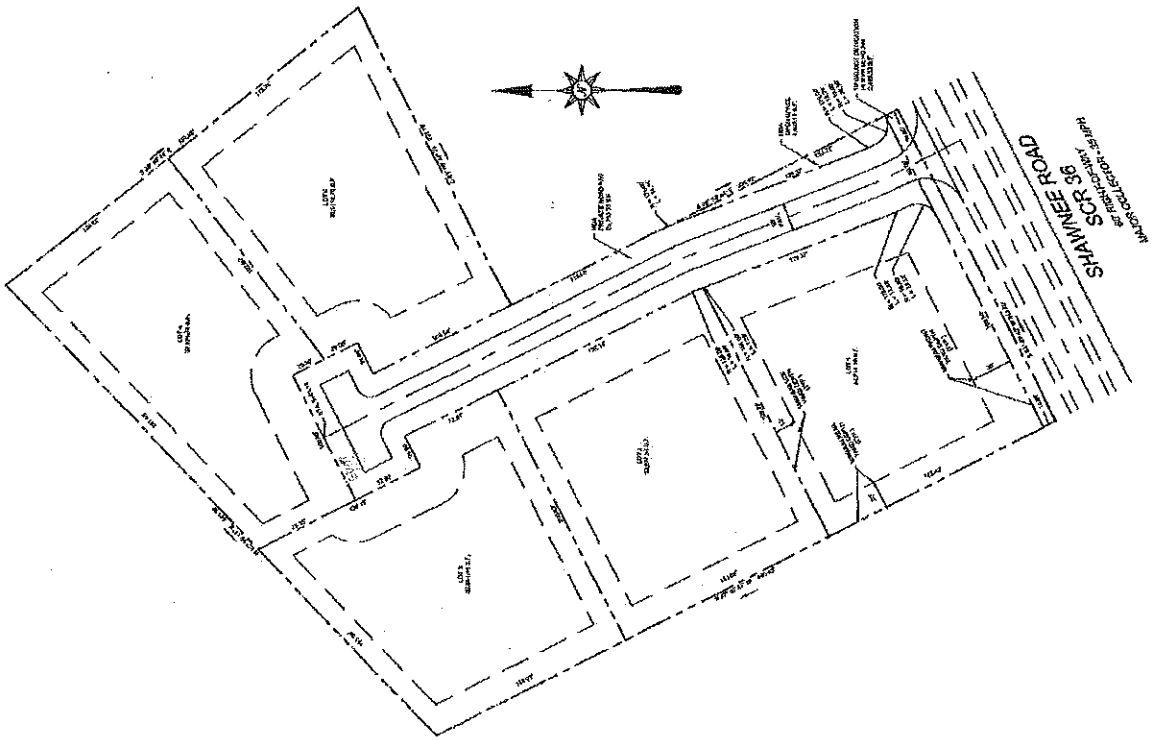


SHAWNEE ROAD
SCR 36
60' RIGHT-OF-WAY
MAJOR COLLECTOR - 35 MPH

1" = 100'







SHAWNEE
11-15-21 CONCEPT PLAN
 FOR THE LANDS OF

TEJAS SETHI & MIKE SALESE
 ENGINEERS ARCHITECTS INTERIORS PLANNING DESIGNERS



Karins and Associates
 ARCHITECTS
 11000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW.KARINSANDASSOCIATES.COM

DATE: 05-20-21
 SHEET: 1 OF 1
 DRAWN BY: BR
 CHECKED BY: DS/CA
 PROJECT NO.: 11-15-21
 SHEET NO.: 01

SCALE: 1" = 40'

Layers Search Basemaps Select Area

Hide search results »

Search results

Clear Selected

Selected Features:

Parcels (1)

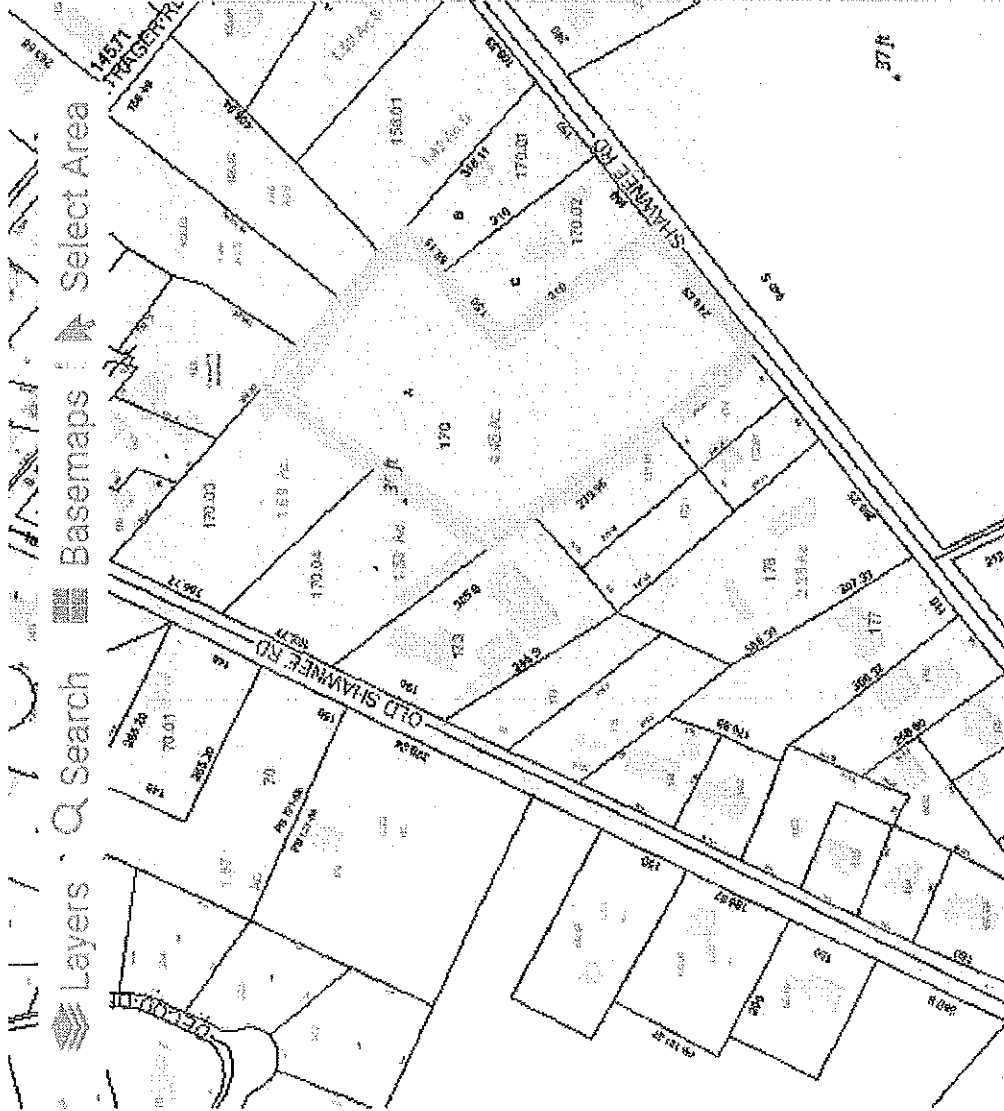


1) 130-3.00-170.00

Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)





Hide search results >

Search results Clear Selected

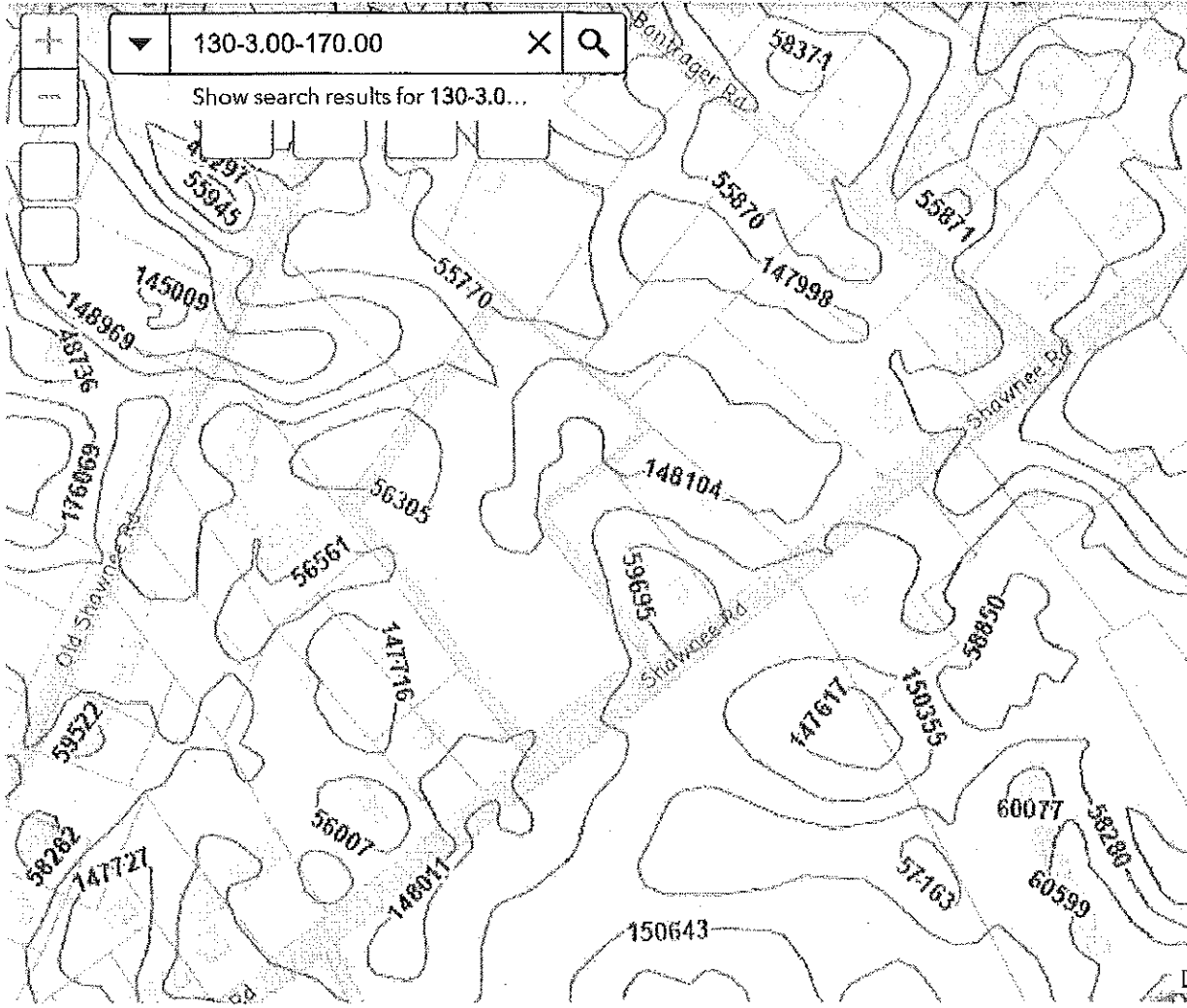
Selected Features: 1) 130-3.00-170.00 Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)



DNREC NavMap



Legend

DE_Watershe

HUC 12



DE_Wetlands

2017 Wetlands



DE_Contours

NCC_Upper



NCC_Lower



Kent



Sussex



DE_DFIRM

FEMA Flood M...

- A
- AE
- AE, FLOC
- AO
- VE
- X, 0.2 PC

DE_TaxDitch

Tax Ditch Segm

- Tax Ditch
- Pond Fee
- Special A

Tax Ditch Maxim

Extent of

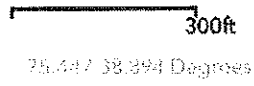
- Extent of
- Approx.

DE_CPCN

Water CPCN



Wastewater CP





25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Farmain Date: 6/24 2021
Property Location: MW/Shawnee Rd Lot #: Residual (A)

Soil Boring#: 5 Slope: 0-1 % Relief: gently sloping
Estimated Permeability: 50 MPI Limiting Zone: 28" to redox depth
Taxonomic Classification: Organic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 38.42 " W 75° 27 ' 02.53 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>sl</u>	<u>2mg</u>	<u>f</u>
<u>BT¹</u>	<u>10 - 28</u>	<u>10YR 5/6</u>	<u>—</u>	<u>—</u>	<u>wd</u>	<u>2msbk</u>	<u>f₁</u>
<u>BT²</u>	<u>28 - 36</u>	<u>2.5Y 4/4</u>	<u>10YR 7/3 10YR 4/2</u>	<u>cc</u>	<u>sd</u>	<u>2msbk</u>	<u>f</u>
<u>C₁</u>	<u>36 - 46</u>	<u>10YR 6/4</u>	<u>10YR 4/2</u>	<u>ccp</u>	<u>hcs⁺</u>	<u>m</u>	<u>f</u>
<u>CL</u>	<u>46 - 60</u>	<u>10YR 7/6</u>	<u>—</u>	<u>—</u>	<u>ls</u>	<u>m</u>	<u>f</u>
<u>LC₉³</u>	<u>60 -</u>	<u>10YR 7/2</u>	<u>10YR 4/8 7/2</u>	<u>ccc</u>	<u>col</u>	<u>m</u>	<u>f</u>

Described By: _____

Soil Boring#: 6 Slope: 0-1 % Relief: nearly level
Estimated Permeability: 40 MPI Limiting Zone: 44" to redox depth
Taxonomic Classification: Typic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 40.42 " W 75° 27 ' 04.40 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
<u>A</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>col</u>	<u>2mg</u>	<u>f</u>
<u>BE</u>	<u>10 - 30</u>	<u>10YR 5/6 4/4</u>	<u>—</u>	<u>—</u>	<u>col</u>	<u>1msbk</u>	<u>f</u>
<u>BT</u>	<u>30 - 40</u>	<u>10YR 7/6</u>	<u>—</u>	<u>—</u>	<u>col/t</u>	<u>2msbk</u>	<u>f</u>
<u>C₁</u>	<u>46 - 49</u>	<u>2.5Y 6/4</u>	<u>—</u>	<u>—</u>	<u>ls</u>	<u>m</u>	<u>f</u>
<u>C₂</u>	<u>49 - 60</u>	<u>2.5Y 4/4</u>	<u>10YR 2/1 2.5Y 4/2</u>	<u>ccp</u>	<u>30% 91% w/s</u>	<u>m</u>	<u>f</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Described By: _____

J.C.D.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fennin Date: 10/27 2021
Property Location: NH/ Shawnee Rd Lot #: 2

Soil Boring#: 15 Slope: 1-2 % Relief: gently sloping
 Estimated Permeability: 40 MPI Limiting Zone: 46" to redox depth
 Taxonomic Classification: Type Hapludox K Free Water: >72 "
 GPS: N 38° 53 ' 39.80 " W 75° 27 ' 05.36 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 8</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>coar</u>	<u>2mg</u>	<u>f</u>
<u>E</u>	<u>8 - 28</u>	<u>10YR 4/4</u>	<u>—</u>	<u>—</u>	<u>vear</u>	<u>1msbk</u>	<u>f</u>
<u>EB</u>	<u>28 - 46</u>	<u>10YR 6/4 9/6</u>	<u>—</u>	<u>—</u>	<u>1vcoar, ear</u>	<u>1msbk</u>	<u>f</u>
<u>C1</u>	<u>46 - 66</u>	<u>10YR 7/2</u>	<u>10YR 7/8</u>	<u>cln</u>	<u>coar</u>	<u>m</u>	<u>f</u>
<u>C2</u>	<u>66 - 72</u>	<u>10YR 4/4 9/6</u>	<u>4/6 10YR 9/8</u>	<u>cln</u>	<u>1vcoar</u>	<u>m</u>	<u>f</u>
	<u>-</u>						

Described By: _____

Soil Boring#: 16 Slope: 1-2 % Relief: gently sloping
 Estimated Permeability: 60 MPI Limiting Zone: 36" to redox depth
 Taxonomic Classification: Oxyaquic Paludox Free Water: >60 "
 GPS: N 38° 53 ' 38.61 " W 75° 27 ' 04.25 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>coar</u>	<u>2mg</u>	<u>f</u>
<u>EB</u>	<u>10 - 36</u>	<u>10YR 7/6</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>1msbk</u>	<u>f</u>
<u>EB</u>	<u>36 - 46</u>	<u>10YR 4/2</u>	<u>10YR 9/8</u>	<u>cln</u>	<u>coar</u>	<u>2msbk</u>	<u>f</u>
<u>C</u>	<u>46 - 60</u>	<u>10YR 4/4</u>	<u>—</u>	<u>—</u>	<u>ls</u>	<u>m</u>	<u>f</u>
	<u>-</u>						
	<u>-</u>						

Described By: _____

Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 17, 46" to redox dept: over, 40 mpi, Type Paludox K FW= >60 "
 GPS: N 38° 53 ' 39.13 " W 75° 27 ' 02.95 "

PARID: 130-3.00-170.00
FANNIN DONNIE R

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class: AGR-Agriculture
 Use Code (LUC): AG-AG
 Town: 00-None
 Tax District: 130 - CEDAR CREEK
 School District: 4 - MILFORD
 Council District: 2-Green
 Fire District: 42-Carlisle
 Deeded Acres:
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: MR-MEDIUM RESIDENTIAL
 Zoning 2: -
 Plot Book Page: 86 244/PB
 100% Land Value: \$11,100
 100% Improvement Value
 100% Total Value

Legal

Legal Description: NW/RT 36
 PARCEL A RESIDUE

Owners

Owner	Co-owner	Address	City	State	Zip
FANNIN DONNIE R	ELANE B FANNIN	722 N SHORE DR	MILFORD	DE	19963

Site Evaluation
Reference #:
566429



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

RECEIVED
11/17/2021
GROUNDWATER

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
Address:	722 N. Shore Drive Milford, DE 19963	Lot #:	3
		Phone:	(302) 242-4066
		Email:	elainef8@comcast.net
Initial System Type:	Capping fill gravity-fed on-site wastewater treatment and disposal system (OWTDS). See Exhibits M or N in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #3, #8 & #14 (hatched area on the plot plan).		
Depth to Limiting Zone:	54" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
4. **To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

Instructions to the Property Owner

1. Contact a **Class B or C System Designer**.
2. A permeability rate of **50 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr.
Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

PAID
\$ 75.00 11/17/2021

For Official Use Only

Field checked: N/A

DNREC Reviewing Soil Scientist

DNREC APPROVED

Expiration Date: 12/01/2021

Approval Date: 12/01/2021

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

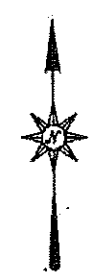
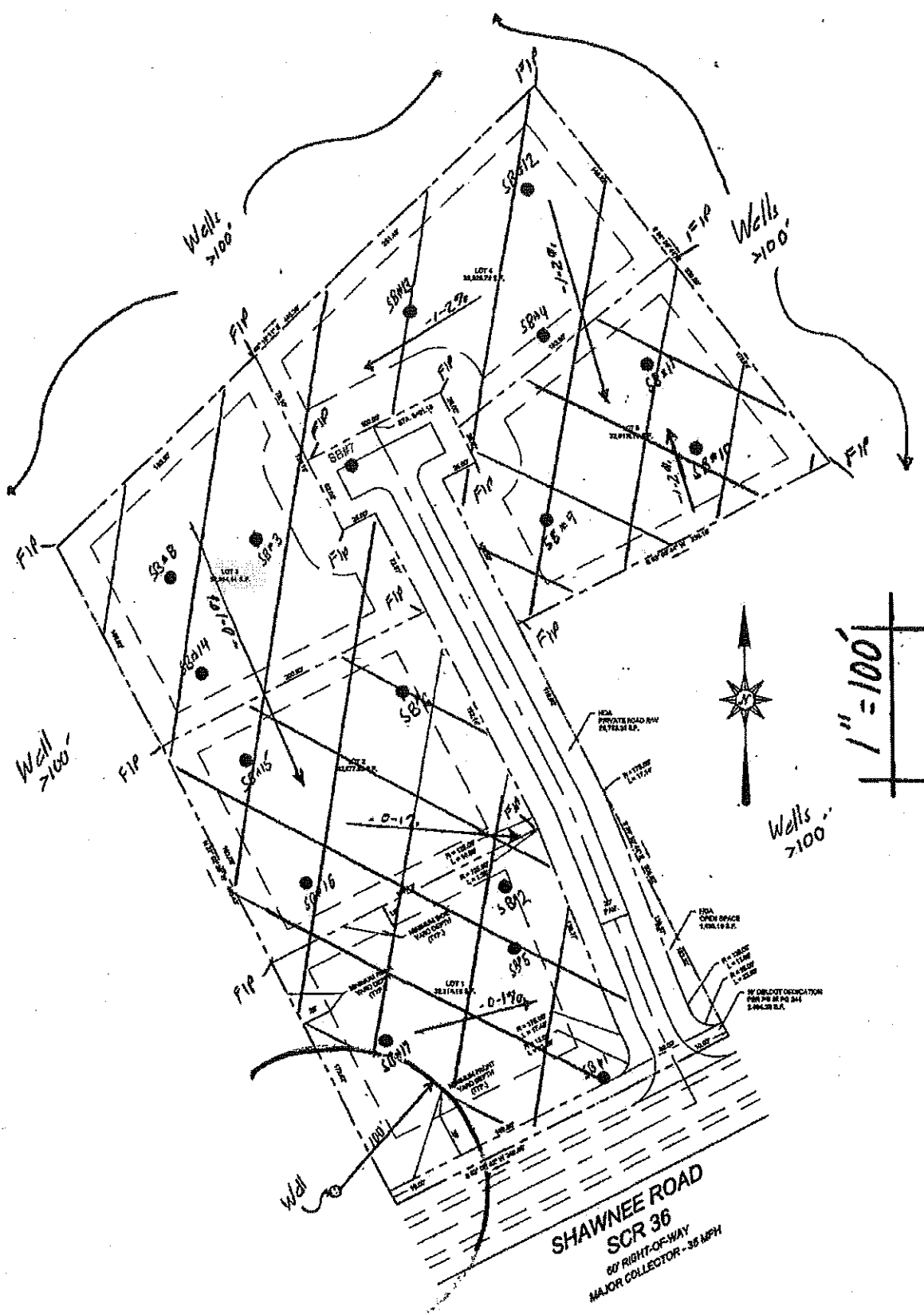
Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
		Lot #:	3
Address:	722 N. Shore Drive Milford, DE 19963	Phone:	(302) 242-4066
		Email:	elaine8@comcast.net
Property Location:	North side of Shawnee Road		
Acreage:	32,864 sq. ft.±		
Date of Evaluation:	2/9/2004, 6/24/2021 & 10/27/21		
Central Water Available:	No		
Wooded:	No		
2007 SWMP:	None per DNREC Navigator		
FEMA V zone:	None per DNREC Navigator		
HUC 12:	20402070601		

Soil Profile #:	Limiting Zone Depth:	Limiting Zone Inferred From:	Subgroup Taxonomic Classification:	Free Water:
SB #3	>72"	NA	Typic Hapludult	>72"
SB #8	56"	redox concentrations & depletions	Typic Hapludult	>60"
SB #14	54"	redox concentrations & depletions	Typic Hapludult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #3, #8 & #14 (hatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a capping fill gravity fed OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

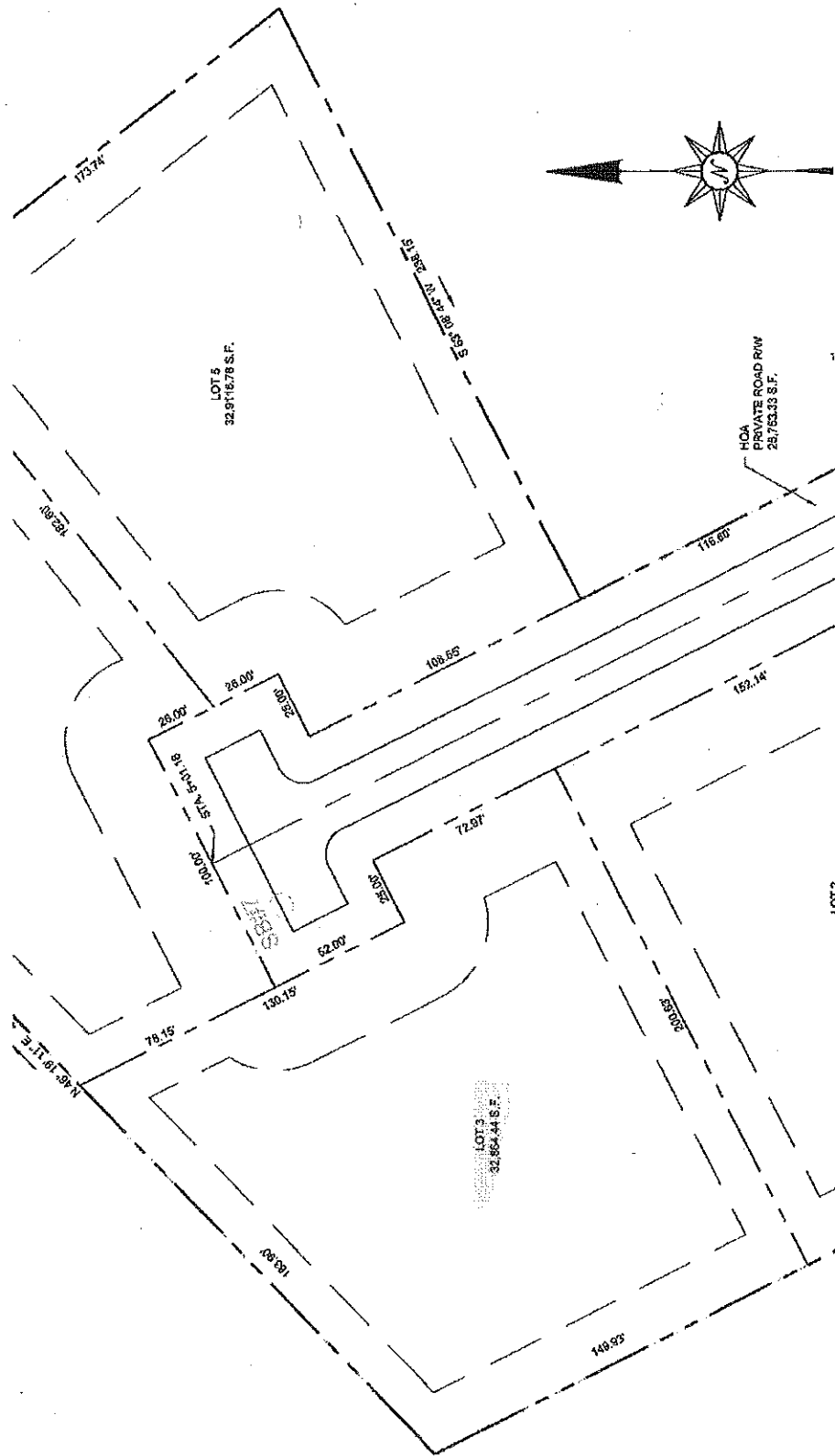
Report prepared by: Joseph C. Duke, Jr., CPSS **Date of report:** November 15, 2021
Class "D" License #: 4048

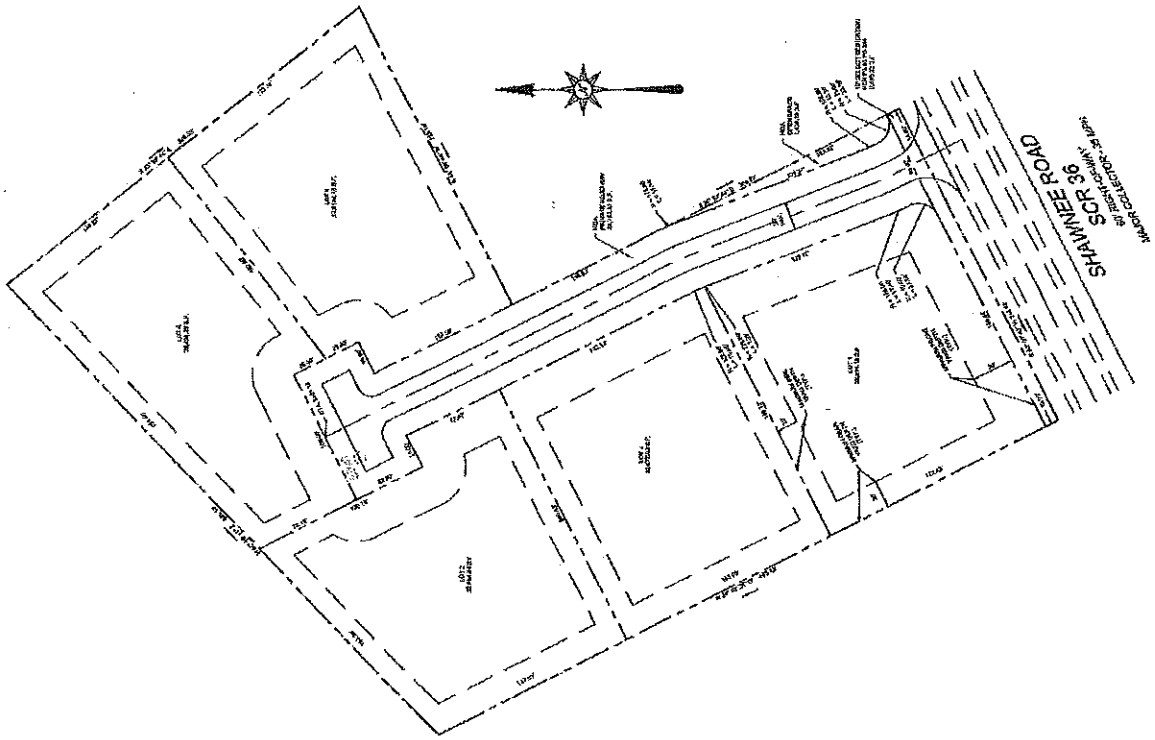
Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.



1" = 100'

SHAWNEE ROAD
SCR 36
 60' RIGHT-OF-WAY
 MAJOR COLLECTOR - 35 MPH





SHAWNEE
11-15-21 CONCEPT PLAN
 FOR THE LANDS OF

TEXAS STATE & MIKE SLEAZE



Karins and Associates
 PROFESSIONAL ENGINEERS
 111 WEST UNIVERSITY AVENUE
 SUITE 100
 DALLAS, TEXAS 75201
 PHONE: (214) 742-1111
 FAX: (214) 742-1112
 WWW: WWW.KARINS-AND-ASSOCIATES.COM

DATE: 08/24/11
 DESIGNED BY: BR
 DRAWN BY: BR
 CHECKED BY: BR, CJA

SCALE: 7" = 16'
 SHEET: 08/24/11
 PROJECT: 10/11

PROJECT LOCATION:
 COUNTY: TARRANT COUNTY, TEXAS
 CITY: SHAWNEE, TEXAS

DATE: 08/24/11
 SHEET: 08/24/11
 PROJECT: 10/11

NO.	DATE	REVISION

SUSSEX COUNTY

Layers Search

Basemaps

Select Area

Print

Help

Hide search results

Search results

Clear Selected

Selected Features:

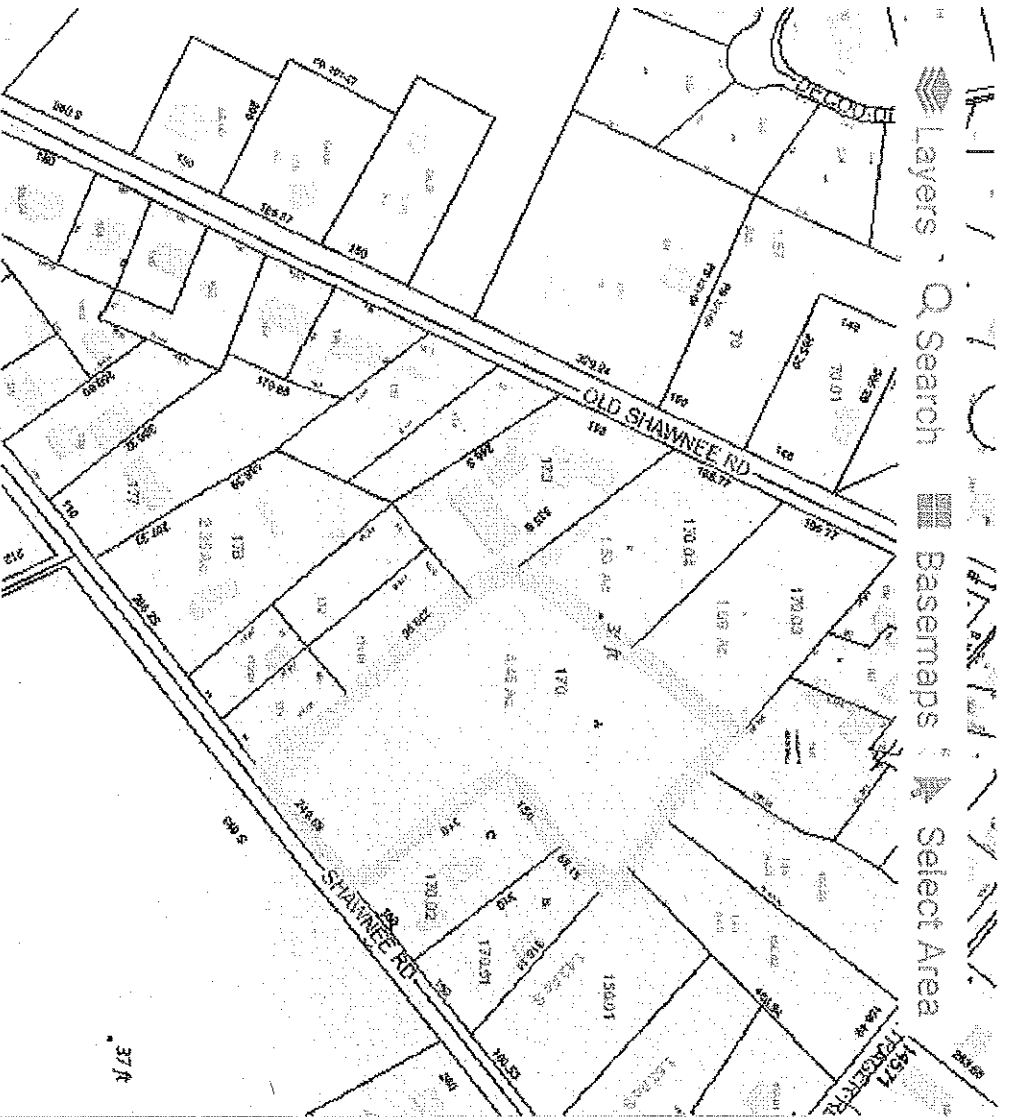
Parcels (1)

1) 130-3-00-170.00

Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)



SUSSEX COUNTY

Print Help



Hide search results Clear Selected

Search results

Selected Features: Parcels (1)

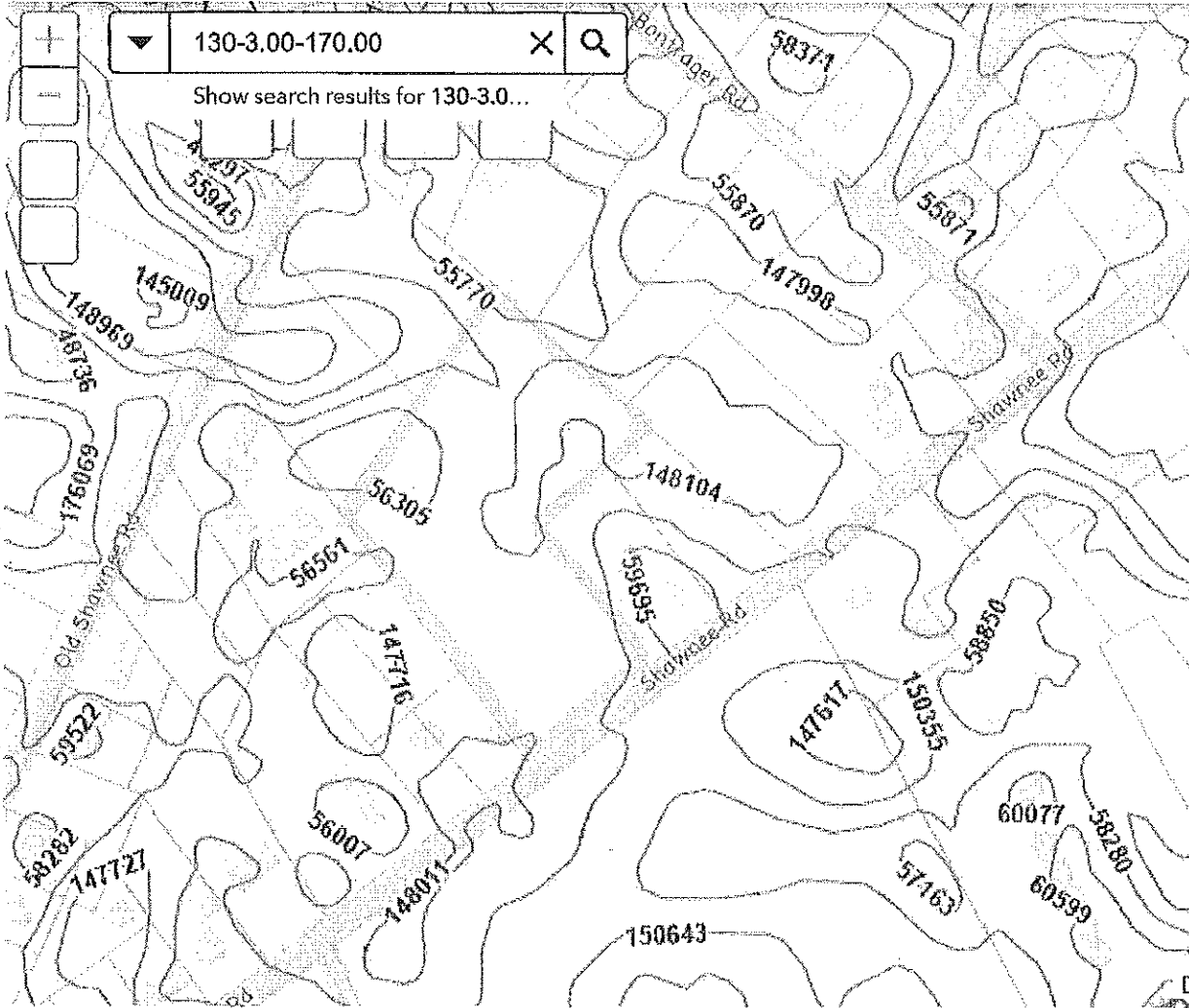
1) 130-3.00-170.00 Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)



DNREC NavMap



130-3.00-170.00

Show search results for 130-3.0...

Legend

DE_Watershe

HUC 12



DE_Wetlands

2017 Wetlands



DE_Contours

NCC_Upper



NCC_Lower



Kent



Sussex



DE_DFIRM

FEMA Flood M...

- A
- AE
- AE, FLOC
- AO
- VE
- X, 0.2 PC

DE_TaxDitch

Tax Ditch Segm

-
-
-

Tax Ditch Maxir

-
-

DE_CPCN

Water CPCN



Wastewater CP



300ft

-73.447 38.894 Degrees



25092 Oak Road (302) 629-2989
 Seaford, DE 19973 Fax: 629-3212

SOIL PROFILE NOTE PAGE

N 38° 53' 40.57"
 W 75° 29' 05.31"

Profile #: 3 Soil Boring: or Test Pit: _____ Date of Test: 2/1/04

Property Owner: Fannin

Property Location: NW Rt. 36 Lot 3 ~~Lot 4~~ (residential) 170.00

Site Evaluator: Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

Slope: 1-2% Relief: summit

Estimated Permeability: 40 mpi

Depth to and Type of Limiting Zone: > 72"

Subgroup Taxonomic Classification: Typic Hapludult

Horizon	Depth	Matrix	Mottles	Ab. S. Con	Texture	Structure	Consistence
Ap	0 to 10	10YR 4/3	/	/	sl	3mp	fr
E	10 to 22	10YR 5/4	/	/	sl	1msh	fr
Bt	22 to 30	10YR 4/2	/	/	sl	2msh	fr
Bc	30 to 38	10YR 7/2	/	/	sl	1msh	fr
C	38 to 44	2.5Y 7/6 5/4	/	/	sl	1msh	fr
C	44 to 63	2.5Y 4/4 7/4	/	/	lo	m	fr
C	63 to 72	2.5Y 7/3 7/4	/	/	lo	m	vs
	to						

Comments: _____ Free water = > 72"

J.C. Duke, Jr.
 Joseph C. Duke, Jr., CPSS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fannin Date: 6/29 /2021
Property Location: W/ Shawnee Rd Lot #: Residual (A)

Soil Boring#: 7 Slope: 1-2 % Relief: gently sloping
Estimated Permeability: 40 MPI Limiting Zone: 56" to redox depletion
Taxonomic Classification: Typic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 41.46 " W 75° 27 ' 04.37 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A _p	0 - 8	10YR 4/3	—	—	sl	2mg	f
B _t ¹	8 - 18	10YR 5/6	—	—	sl	1m ubk	f
B _t ²	18 - 32	10YR 4/6	—	—	coast	2m ubk	f
C ₁	32 - 56	10YR 4/6	—	—	lws	m	f
2C ₂	56 - 60	10YR 4/4	7.7YR 5/8 10YR 4/2	2C1 2C1	sl	m	f
-	-	-	-	-	-	-	-

Described By: _____

Soil Boring#: 8 Slope: 1-2 % Relief: gently sloping 60#3
Estimated Permeability: 50 MPI Limiting Zone: 56" to redox depletion
Taxonomic Classification: Typic Hapludult Free Water: >60 "
GPS: N 38° 53 ' 40.22 " W 75° 27 ' 06.20 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A	0 -	similar to SB# 7					
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

Described By: _____

J.C. Duke, Jr.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fannin Date: 10/27 12021
Property Location: Mt Shawnee Rd Lot #: 4

Soil Boring#: 12 Slope: 1-2 % Relief: gently sloping
Estimated Permeability: 40 MPI Limiting Zone: 60" redox dept
Taxonomic Classification: Typic Hapludult Free Water: >72 "
GPS: N 38° 53 , 42.66 " W 75° 27 , 03.43 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A _p	0 - 10	10YR 4/3	—	—	sl	2mg	f-
E	10 - 22	10YR 4/4	—	—	wsf	1mble	f-
Bt	22 - 32	10YR 7/6	—	—	wsf	1mble	f-
C ₁	32 - 44	10YR 4/4	—	—	vsol	m	f-
C ₂	44 - 60	2.5Y 4/4 7/4	—	—	lcos	m	f-
C ₃	60 - 72	2.5Y 4/2	—	—	lvsol	m	f-

Described By: _____

Soil Boring#: 13 Slope: 1-2 % Relief: _____
Estimated Permeability: 40 MPI Limiting Zone: >72 "
Taxonomic Classification: Typic Hapludult Free Water: >72 "
GPS: N 38° 53 , 41.74 " W 75° 27 , 04.74 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A _p	0 - 10	10YR 4/3	—	—	wsf	2mg	f-
E	10 - 20	10YR 4/4	—	—	wsf	1mble	f-
Bt	20 - 30	10YR 5/6	—	—	wsf+	2mble	f-
C ₁	30 - 38	10YR 4/4	—	—	ls	m	f-
C ₂	38 - 72	2.5Y 4/4 7/4	—	—	lcos	m	f-
	-						

Described By: _____

J.C. Duke, Jr.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 14, 54" to redox dept & core, 40 mpi, Typic Hapludult FW= >60 "
GPS: N 38° 53 , 39.80 " W 75° 27 , 05.36 " Lot# 3

PARID: 130-3.00-170.00
FANNIN DONNIE R

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class: AGR-Agriculture
 Use Code (LUC): AG-AG
 Town: 00-None
 Tax District: 130 - CEDAR CREEK
 School District: 4 - MILFORD
 Council District: 2-Green
 Fire District: 42-Carlisle
 Deeded Acres:
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: MR-MEDIUM RESIDENTIAL
 Zoning 2: -
 Plot Book Page: 86 244/PB

100% Land Value: \$11,100
 100% Improvement Value
 100% Total Value

Legal

Legal Description: NW/RT 36
 PARCEL ARESIDUE

Owners

Owner	Co-owner	Address	City	State	Zip
FANNIN DONNIE R	ELANE B FANNIN	722 N SHORE DR	MILFORD	DE	19963

Site Evaluation
Reference #:
566430



RECEIVED
11/17/2021
GROUNDWATER

25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
Address:	722 N. Shore Drive Milford, DE 19963	Lot #:	4
		Phone:	(302) 242-4066
		Email:	elainef8@comcast.net

Initial System Type: Full-depth gravity-fed on-site wastewater treatment and disposal system (OWTDS). See Exhibits K or L in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #4, #12 & #13 (hatched area on the plot plan).

Depth to Limiting Zone: 60" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
4. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

1. Contact a Class B or C System Designer.
2. A permeability rate of 40 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

PAID
\$ 75.00 11/17/2021

For Official Use Only

Field checked: N/A

DNREC Reviewing Soil Scientist

DNREC APPROVED

Expiration Date: 12/02/2026

Approval Date: 12/02/2021

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name: Donnie R. & Elane B. Fannin **Tax Map #:** 1-30-3-170
Lot #: 4

Address: 722 N. Shore Drive **Phone:** (302) 242-4066
Milford, DE 19963 **Email:** elaine8@comcast.net

Property Location: North side of Shawnee Road

Acreage: 32,826 sq. ft.±

Date of Evaluation: 2/12/2004 & 10/27/21

Central Water Available: No

Wooded: No

2007 SWMP: None per DNREC Navigator

FEMA V zone: None per DNREC Navigator

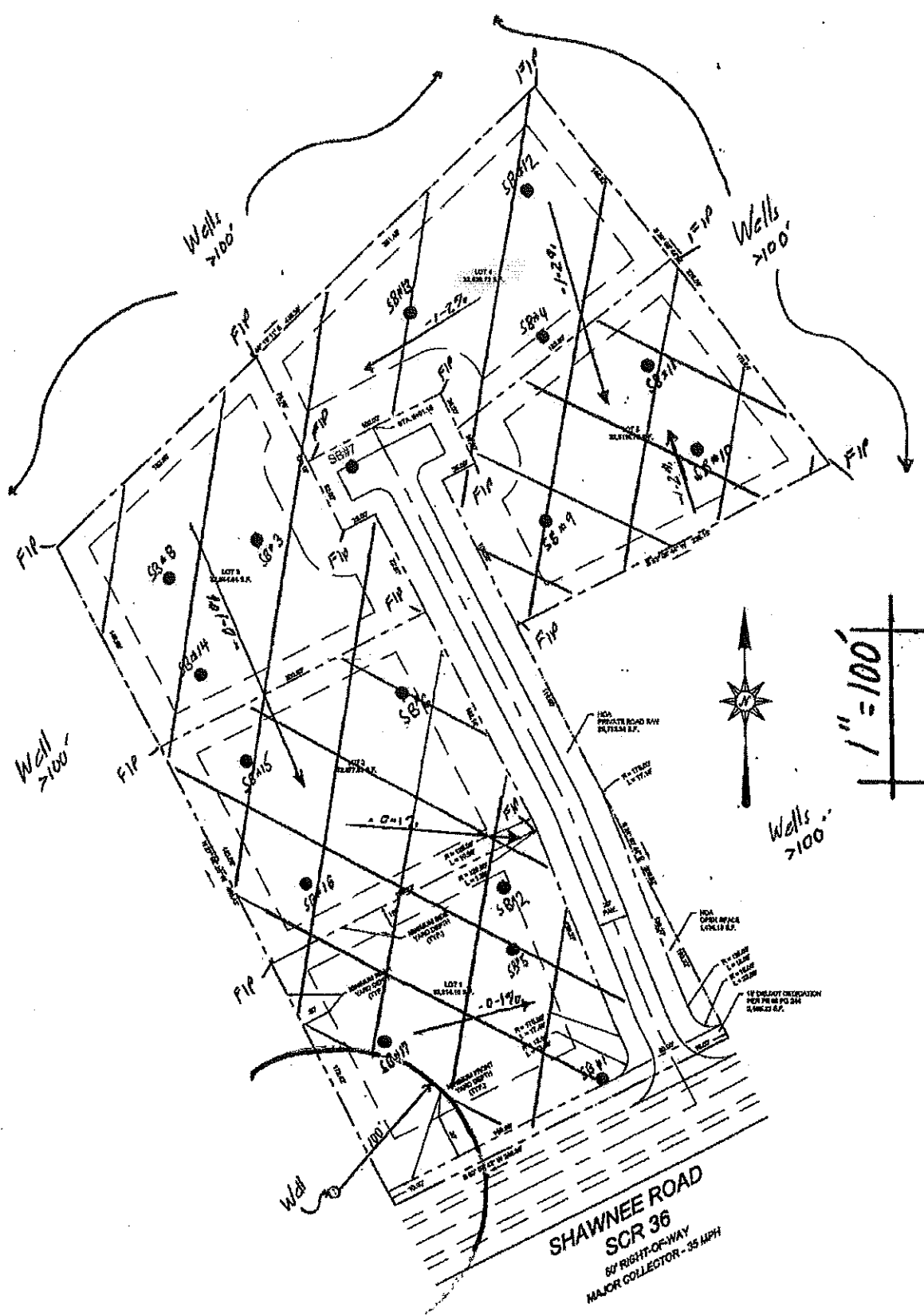
HUC 12: 20402070601

<u>Soil Profile #:</u>	<u>Limiting Zone Depth:</u>	<u>Limiting Zone Inferred From:</u>	<u>Subgroup Taxonomic Classification:</u>	<u>Free Water:</u>
SB #4	>72"	N/A	Typic Hapludult	>72"
SB #12	60"	redox depletions	Typic Hapludult	>60"
SB #13	>72"	N/A	Typic Hapludult	>72"

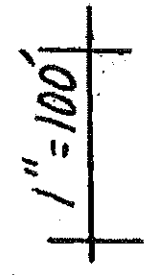
Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #4, #12 & #13 (hatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a full depth gravity fed OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

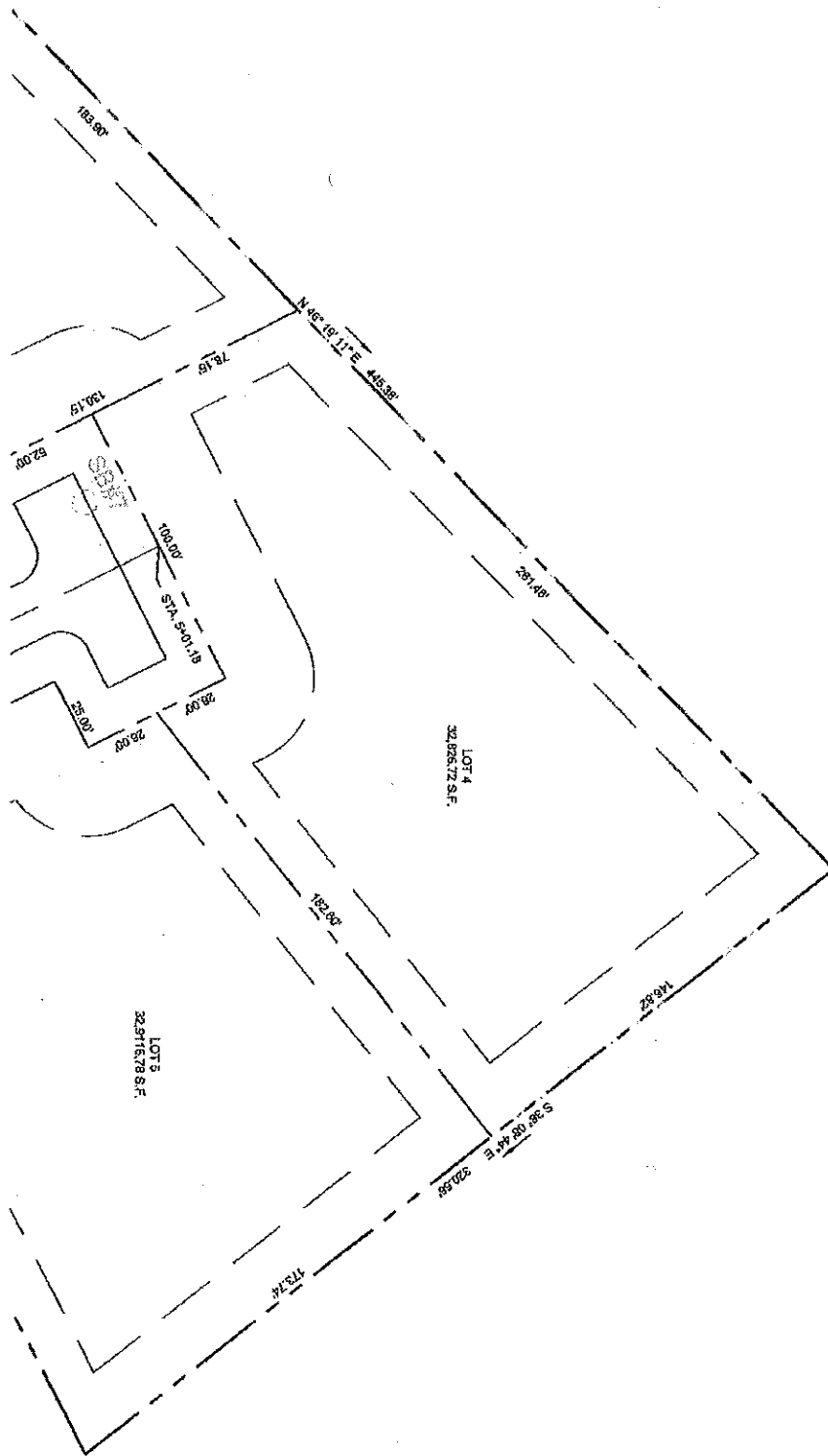
Report prepared by: Joseph C. Duke, Jr., CPSS **Date of report:** November 15, 2021
Class "D" License #: 4048

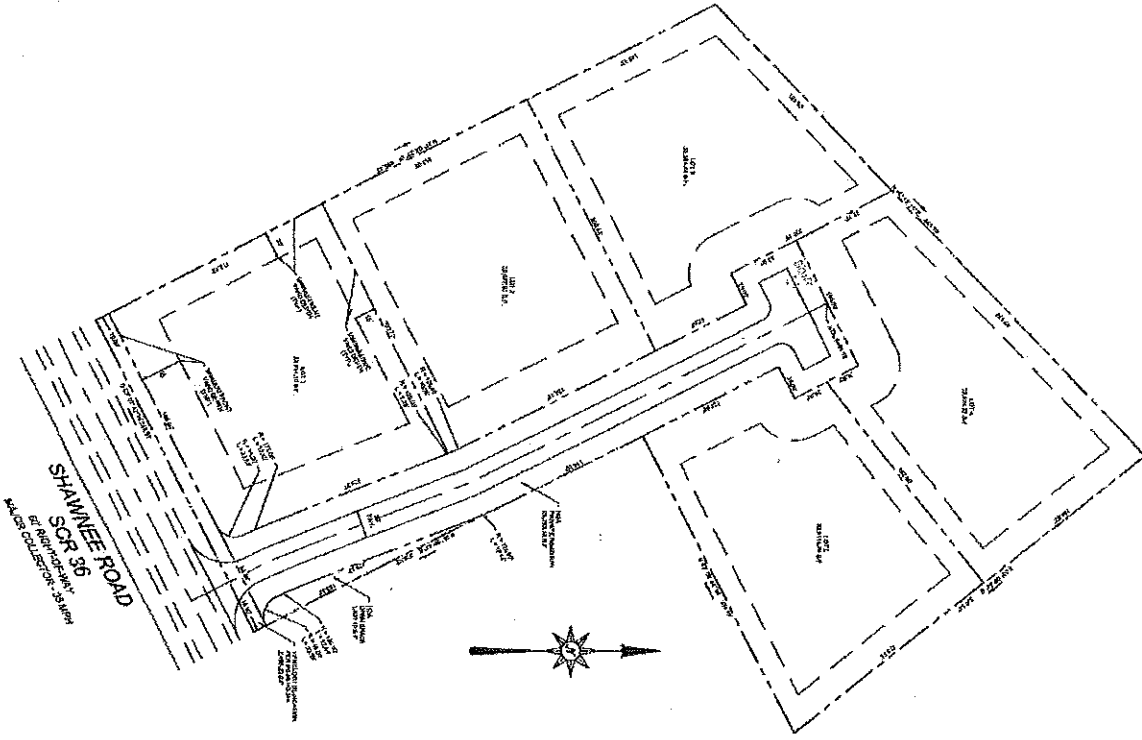
Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.



SHAWNEE ROAD
SCR 36
 BY RIGHT-OF-WAY
 MAJOR COLLECTOR - 35 MPH





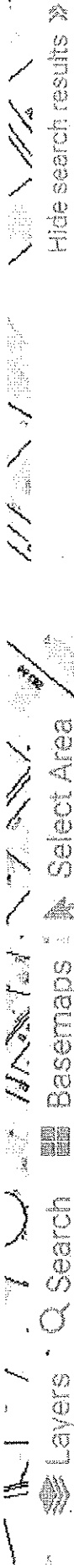


DATE	11/15/21	SCALE	1" = 40'
DRAWN BY	EA	CHECKED BY	EA
DESIGNED BY	EA	APPROVED BY	EA
PROJECT NO.	11-15-21		

SHAWNEE
 11-15-21 CONCEPT PLAN
 PREPARED BY
TEXAS SHEATH & MIKE SAESE
 ARCHITECTS
 1100 WEST 19TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.TSSA.COM

Karlins and Associates
 ENGINEERS
 1100 WEST 19TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.KAAS.COM

APPROVED BY: [Signature]



Hide search results »

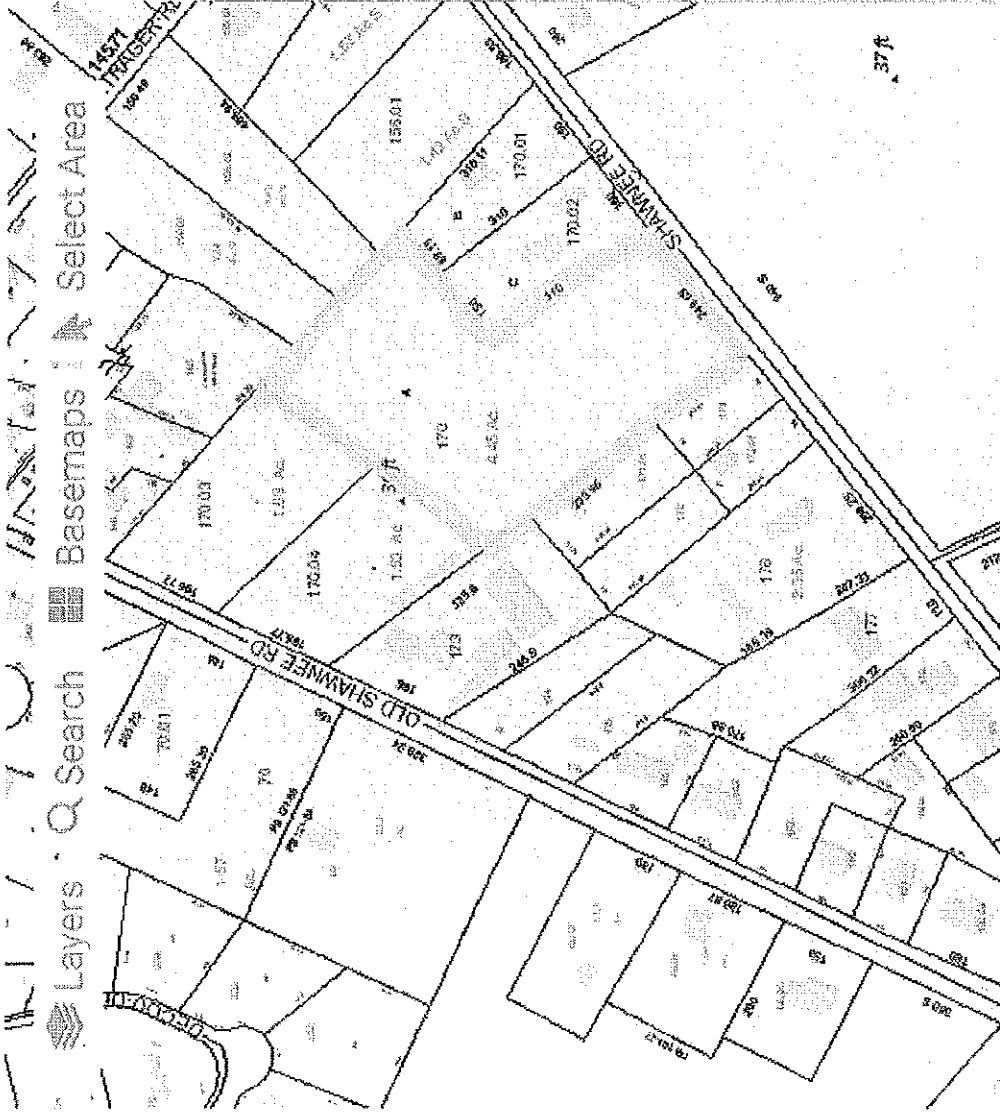
Search results

Clear Selected

Selected Features: Parcels (1) ▼

1) 190-3.00-170.00 Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	



Selected Features (1)



- Layers
- Search
- Basemaps
- Select Area

Hide search results »

Search results

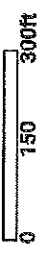
Clear Selected

Selected Features: Parcels (1) ▼

1) 130-3.00-170.00 Zoom

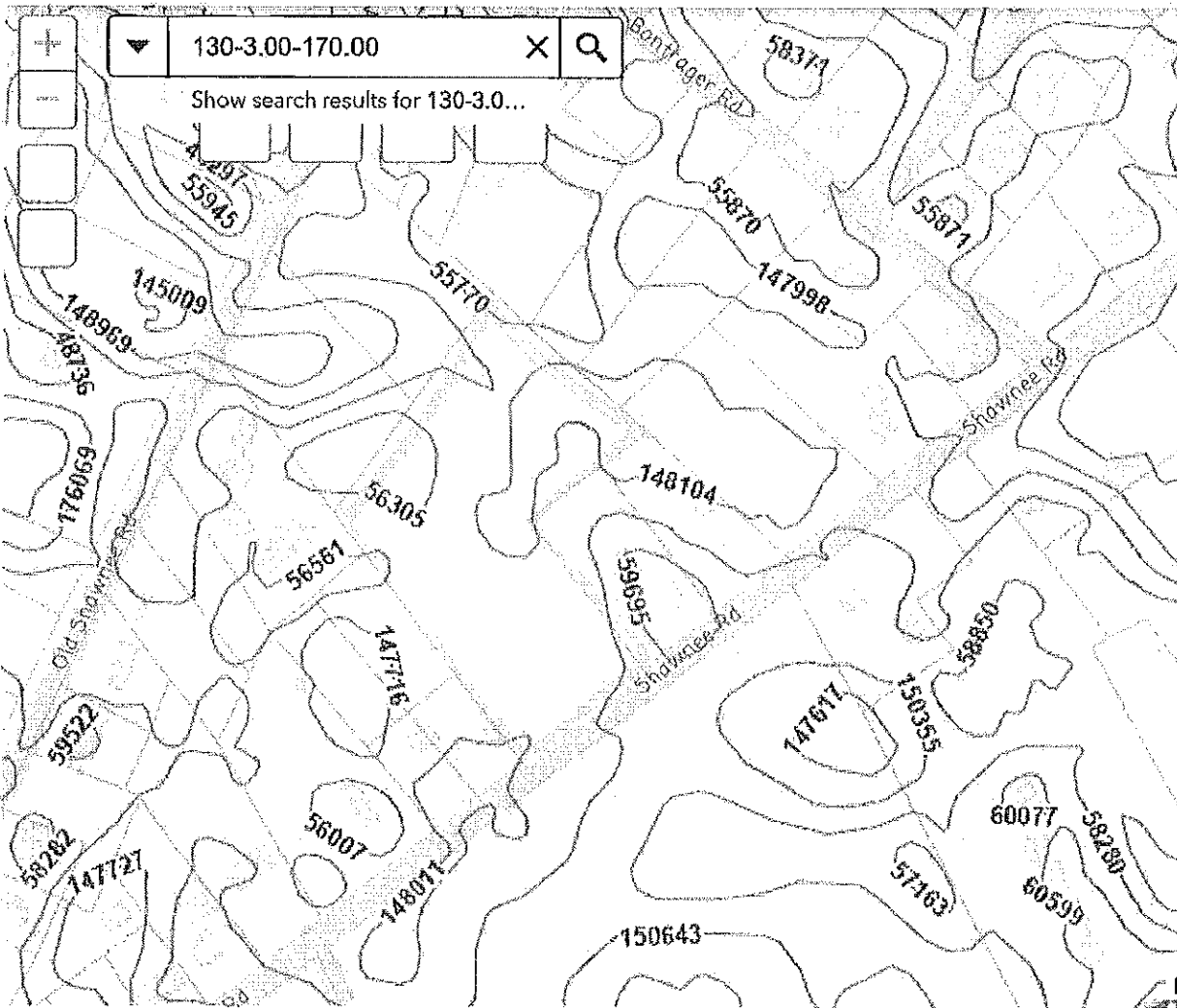
Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)





DNREC NavMap



130-3.00-170.00

Show search results for 130-3.0...



Legend

DE_Watershe

HUC 12

DE_Wetlands

2017 Wetlands

DE_Contours

NCC_Upper

NCC_Lower

Kent

Sussex

DE_DFIRM

- FEMA Flood M:
- A
 - AE
 - AE, FLOC
 - AO
 - VE
 - X, 0.2 PC

DE_TaxDitch

- Tax Ditch Segm
- Tax Ditch
 - Pond Fez
 - Special A
- Tax Ditch Maxir
- Extent of
- Tax Ditch Areas
- Approx. '

DE_CPCN

- Water CPCN
- Wastewater CP

300ft

-75.45738 (74 Degrees)



25092 Oak Road (302) 629-2989
 Seaford, DE 19973 Fax: 629-3212

SOIL PROFILE NOTE PAGE

N 38° 53' 42.13"
 W 75° 27' 03.45"

Profile #: 4 Soil Boring: or Test Pit: _____ Date of Test: 2/12/04

Property Owner: Fanning

Property Location: W Rt. 36 Lot A (residual) 170.00

Site Evaluator: Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

Slope: 2-3% Relief: side slope

Estimated Permeability: 40 mpi

Depth to and Type of Limiting Zone: > 72'

Subgroup Taxonomic Classification: Typic Hapludolt

Horizon	Depth	Matrix	Mottles	Ab. S. Con	Texture	Structure	Consistence
A ₁	0 to 10	2.5Y 4/3	—	—	sl	2mg	fr
E	10 to 24	10YR 4/4	—	—	sl	1msbk	fr
E ₂	24 to 36	7.5YR 4/2	—	—	sd	2msbk	fr
E ₃	36 to 46	10YR 4/6	—	—	sl	1msbk	fr
O ₁	46 to 55	2.5Y 4/4	—	—	lss	m	fr
O ₂	55 to 72	2.5Y 4/3	10YR 8/1 10YR 2/1	mir mir	lss	m	fr
	to						
	to						

Comments: _____ Free water = > 72'

J.C. Duke, Jr.
 Joseph C. Duke, Jr., CPSS



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fannin Date: 10/27 /2021
Property Location: Ny Shawnee Rd Lot #: 4

Soil Boring#: 12 Slope: 1-2 % Relief: gently sloping
 Estimated Permeability: 40 MPI Limiting Zone: 60" redox dept
 Taxonomic Classification: Typic Hapludult Free Water: >72"
 GPS: N 38° 53 ' 42.66 " W 75° 27 ' 03.43 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A _p	0 - 10	10YR 4/3	—	—	sl	2mg	f
E	10 - 22	10YR 4/4	—	—	co/sl	1m/blk	f
B _t	22 - 32	10YR 5/6	—	—	co/sl	1m-sbli	f
C ₁	32 - 44	10YR 4/4	—	—	veol	m	f
C ₂	44 - 60	2.5Y 4/4 7/4	—	—	1 eos	m	f
C ₃	60 - 72	2.5Y 4/2	—	—	1 eos	m	f

Described By: _____

Soil Boring#: 13 Slope: 1-2 % Relief: gently sloping
 Estimated Permeability: 40 MPI Limiting Zone: >72"
 Taxonomic Classification: Typic Hapludult Free Water: >72"
 GPS: N 38° 53 ' 41.74 " W 75° 27 ' 04.74 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A _p	0 - 10	10YR 4/3	—	—	co/sl	2mg	f
E	10 - 20	10YR 4/4	—	—	co/sl	1m/blk	f
B _t	20 - 30	10YR 5/6	—	—	co/sl+	2m/blk	f
C ₁	30 - 38	10YR 4/4	—	—	ls	m	f
C ₂	38 - 72	2.5Y 4/4 7/4	—	—	1 eos	m	f
-	-	-	-	-	-	-	-

Described By: _____

J.C. Duke
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 14, 54" to redox dept + conc, 40 mpi, Typic Hapludult FW= >60"
 GPS: N 38° 53 ' 39.80 " W 75° 27 ' 05.36 " Lot# 3

PARID: 130-3.00-170.00
FANNIN DONNIE R

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class: AGR-Agriculture
 Use Code (LUC): AG-AG
 Town: 00-None
 Tax District: 130 - CEDAR CREEK
 School District: 4 - MILFORD
 Council District: 2-Green
 Fire District: 42-Carlisle
 Deeded Acres:
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: MR-MEDIUM RESIDENTIAL
 Zoning 2: -
 Plot Book Page: 86 244/PB
 100% Land Value: \$11,100
 100% Improvement Value
 100% Total Value

Legal

Legal Description: NW/RT 36
 PARCEL ARESIDUE

Owners

Owner	Co-owner	Address	City	State	Zip
FANNIN DONNIE R	ELANE B FANNIN	722 N SHORE DR	MILFORD	DE	19963

Site Evaluation
Reference #:
566431



RECEIVED
11/17/2021
GROUNDWATER

25092 Oak Road
 Seaford, DE 19973

Phone & Text: (302) 629-2989
 Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	Donnie R. & Elane B. Fannin	Tax Map #:	1-30-3-170
	722 N. Shore Drive	Lot #:	5
Address:	Milford, DE 19963	Phone:	(302) 242-4066
		Email:	elainef8@comcast.net

Initial System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #9, #10 & #11 (crosshatched area on the plot plan).

Depth to Limiting Zone: 28" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

- Contact a Class C System Designer.
- A permeability rate of 70 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

Report prepared by: J.C. Duke, Jr.
 Joseph C. Duke, Jr., CPSS

Date of report: November 15, 2021
Class "D" License #: 4048

PAID
\$ 50.00 11/17/2021

For Official Use Only

Field checked: N/A

DNREC Reviewing Soil Scientist **DNREC APPROVED**

Expiration Date: 12/02/2026

Approval Date: 12/02/2021

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

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

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



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name: Donnie R. & Elane B. Fannin **Tax Map #:** 1-30-3-170
Lot #: 5

Address: 722 N. Shore Drive **Phone:** (302) 242-4066
 Milford, DE 19963 **Email:** elaine8@comcast.net

Property Location: North side of Shawnee Road

Acreage: 32,916 sq. ft.±

Date of Evaluation: 10/27/21

Central Water Available: No

Wooded: No

2007 SWMP: None per DNREC Navigator

FEMA V zone: None per DNREC Navigator

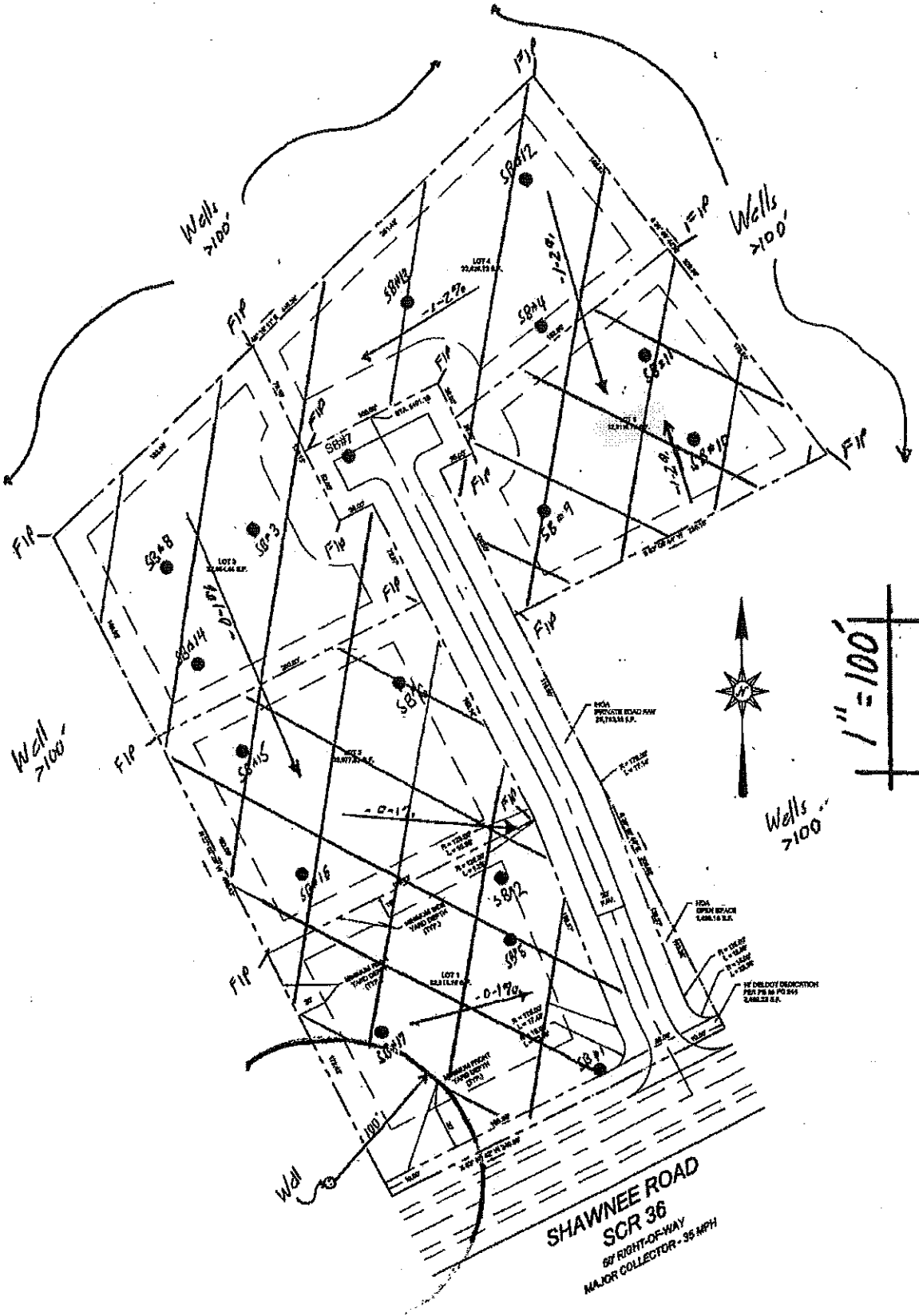
HUC 12: 20402070601

Soil Profile #:	Limiting Zone Depth:	Limiting Zone Inferred From:	Subgroup Taxonomic Classification:	Free Water:
SB #9	28"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #10	44"	redox concentrations & depletions	Typic Paleudult	>60"
SB #11	40"	redox concentrations & depletions	Typic Paleudult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #9, #10 & #11 (crosshatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a low pressure pipe (LPP) OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

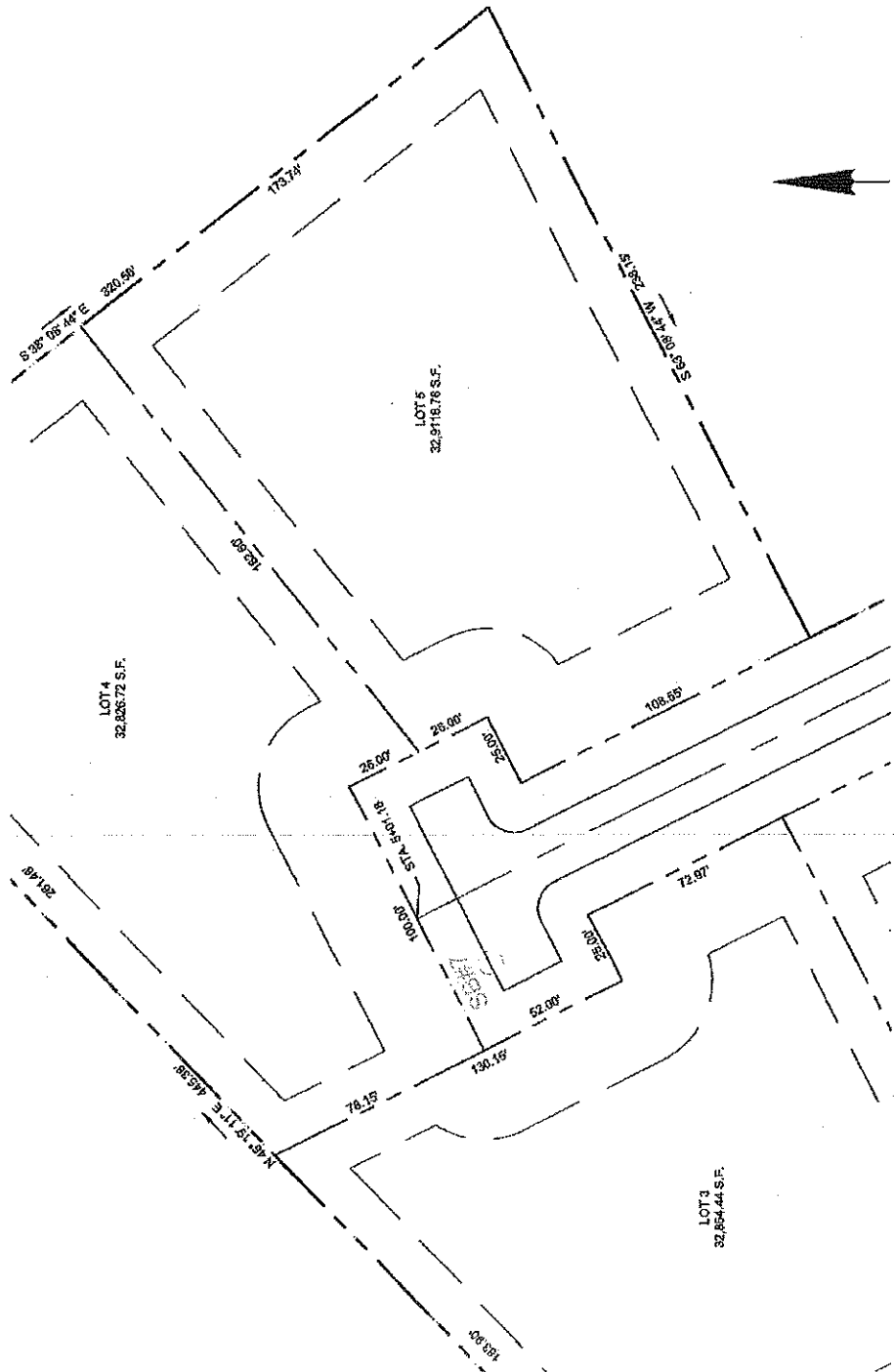
Report prepared by: Joseph C. Duke, Jr., CPSS **Date of report:** November 15, 2021
Class "D" License #: 4048

Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.



1" = 100'

SHAWNEE ROAD
 SCR 36
 35' RIGHT-OF-WAY
 MAJOR COLLECTOR - 35 MPH



LOT 4
32,826.72 S.F.

LOT 5
32,918.78 S.F.

LOT 3
32,854.44 S.F.

S 28° 05' 44" E
260.60'

142.29'

S 18° 21' 32" E
108.85'

173.74'

281.48'

N 6° 19' 11" E
463.98'

25.00'

25.00'

108.85'

81° 54' 40" R

107.92'

100.00'

137.21'

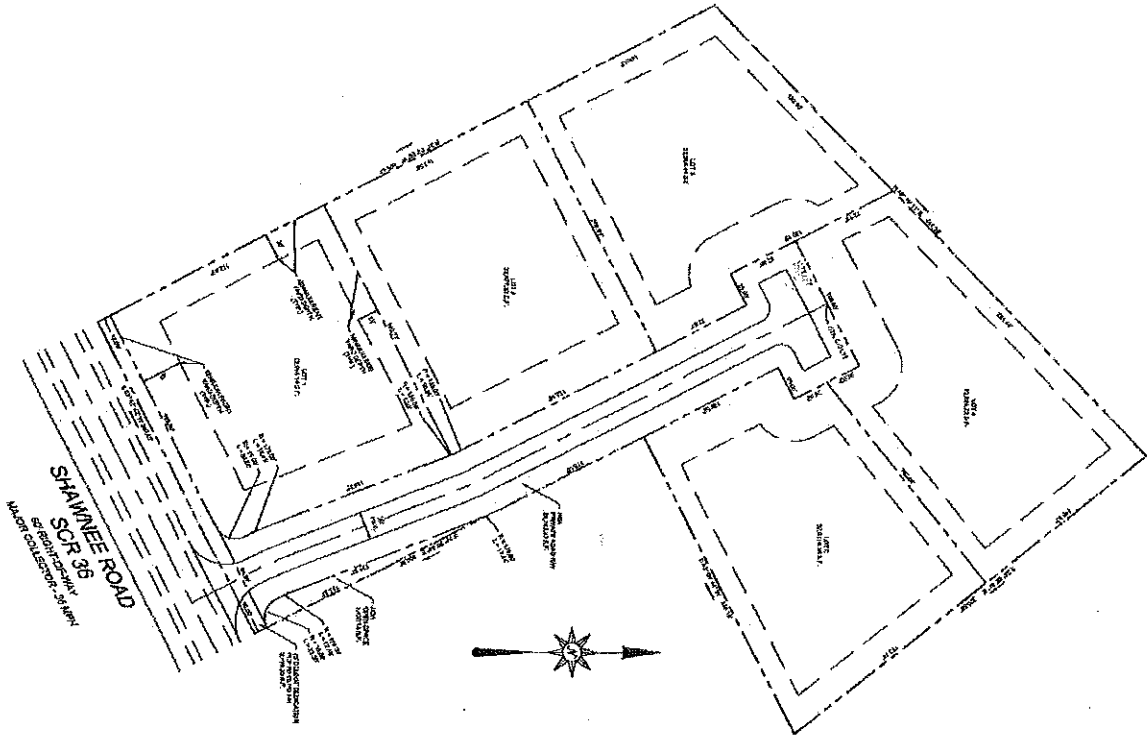
78.15'

138.18'

62.00'

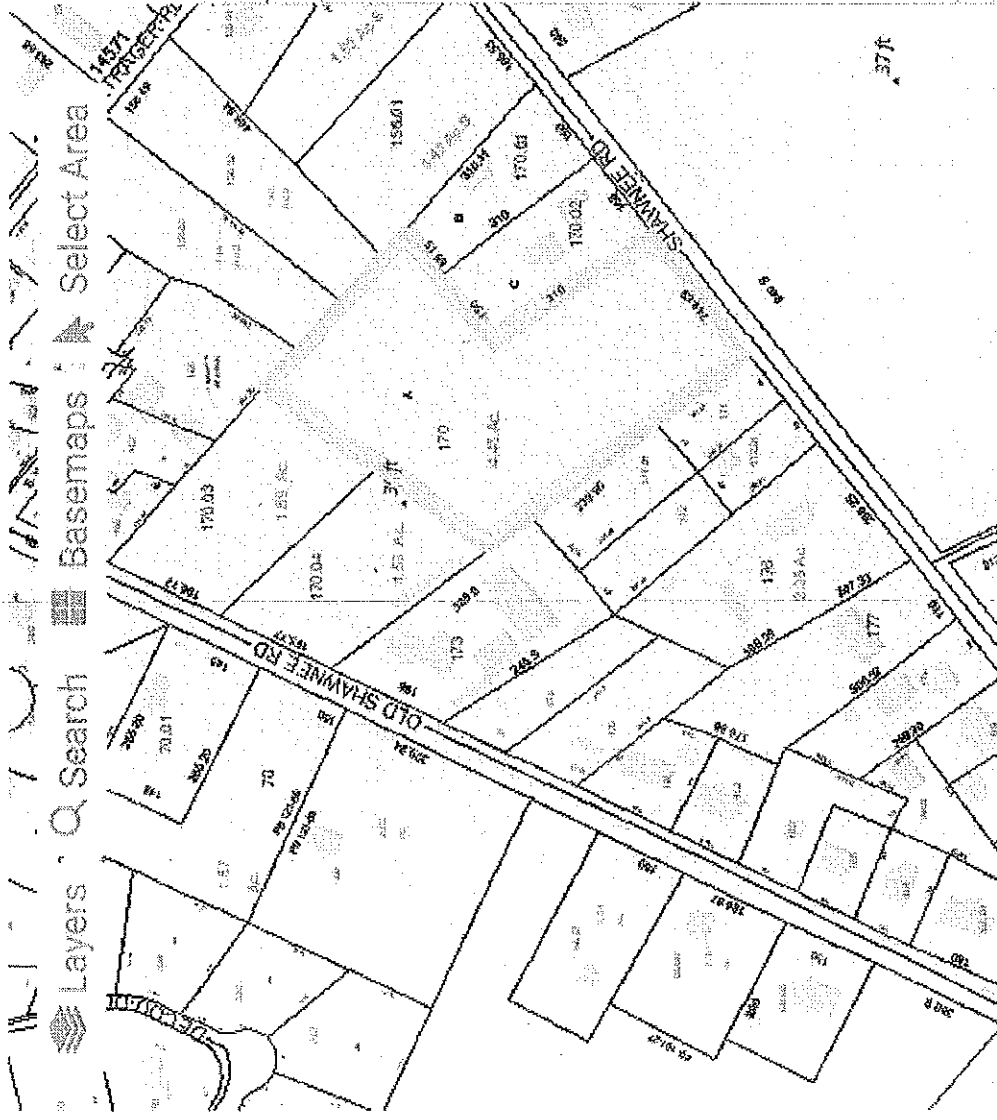
107.35'

169.90'



		Kaitie and Associates INCORPORATED 11000 W. SHAMNEE ROAD, SUITE 100 SHAMNEE, OKLAHOMA 74788 PHONE: (918) 551-1111 FAX: (918) 551-1112	
PREPARED BY KAITIE AND ASSOCIATES, INC.	CHECKED BY KAITIE AND ASSOCIATES, INC.	DATE 08-15-21	SHEET 109-1
PROJECT SHAMNEE 11-15-21 CONCEPT PLAN		SCALE 1" = 40'	

SHAMNEE
 11-15-21 CONCEPT PLAN
 FOR THE LAND OF
 TEXAS SHEPHERD & MARIE SALZERS



Search results

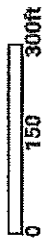
Clear Selected

Selected Features: Parcels (1)

1) 130-3.00-170.00 Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	

Selected Features (1)



Layers Search Basemaps Select Area

Print Help

Hide search results >>

Search results

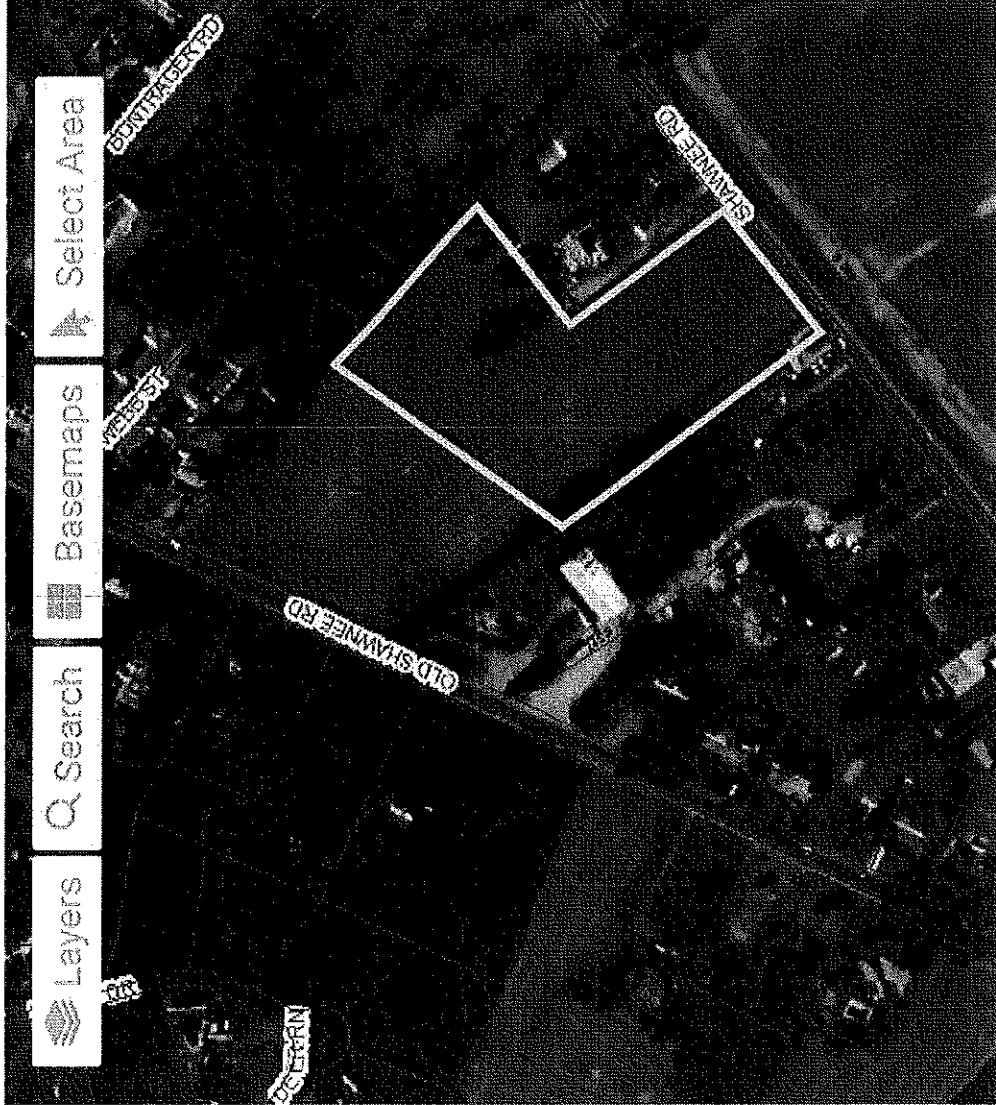
Clear Selected

Selected Features: Parcels (1)

1) 130-3.00-170.00

Zoom

Book	3003
Page	338
Owner Name	FANNIN DONNIE R
Second Owner Name	ELANE B FANNIN
Mailing Address	722 N SHORE DR
City	MILFORD
State	DE
Sewer Account	



Selected Features (1)





DNREC NavMap

Legend

DE_Watershe

HUC 12



DE_Wetlands

2017 Wetlands



DE_Contours

NCC_Upper



NCC_Lower



Kent



Sussex



DE_DFIRM

FEMA Flood M:

- A
- AE
- AE, FLOC
- AO
- VE
- X, 0.2 PC

DE_TaxDitch

Tax Ditch Segm

- Tax Ditch
- Pond Fea
- Special A

Tax Ditch Maxir

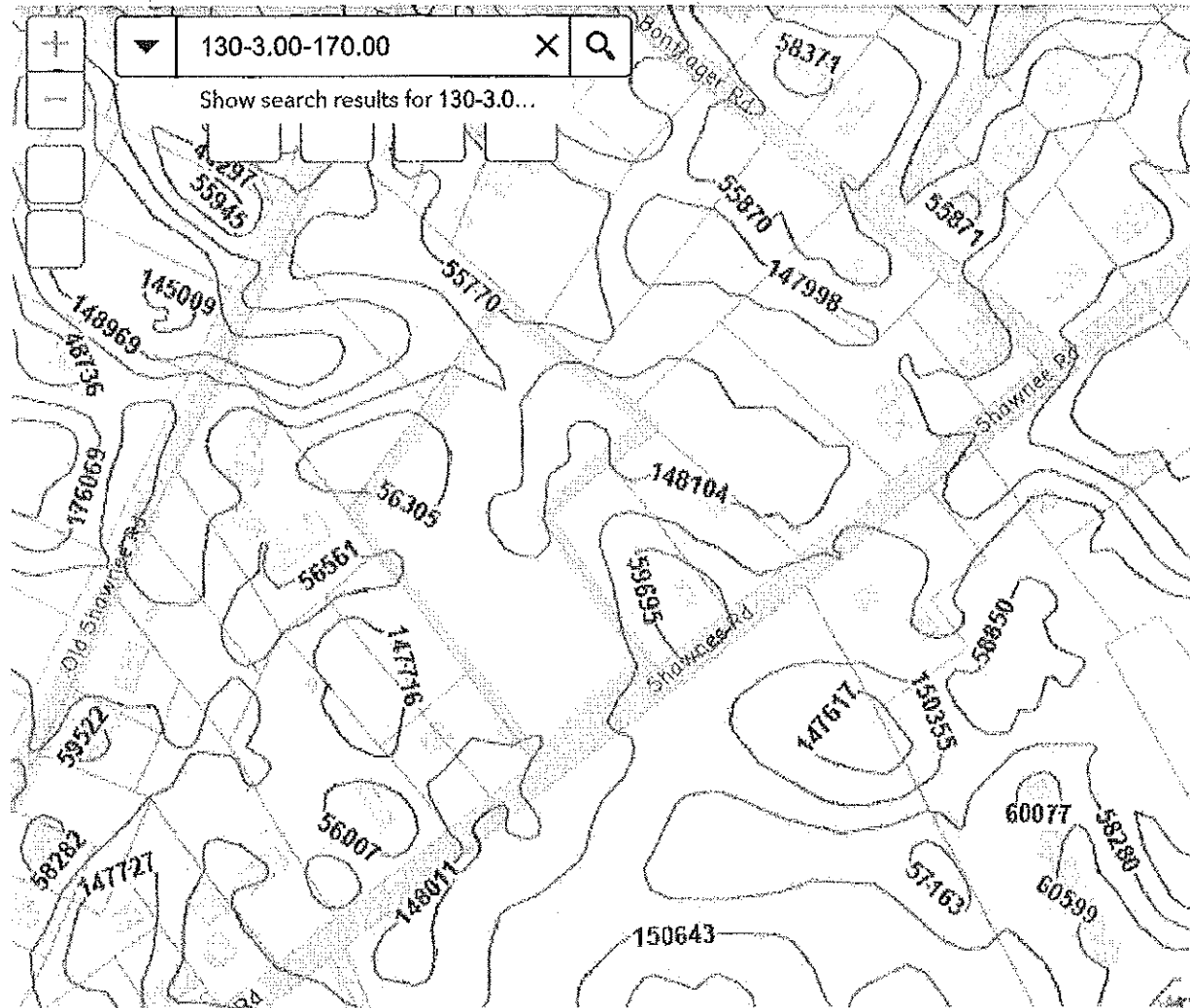
- Extent of
- Approx. '

DE_CPCN

Water CPCN



Wastewater CP



130-3.00-170.00

Show search results for 130-3.0...

300ft

-75.447 38.894 Degrees



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Fannin Date: 10/27 2021
Property Location: Md Shawnee Rd Lot #: 5

Soil Boring#: 9 Slope: 0-1 % Relief: nearly level
Estimated Permeability: 70 MPI Limiting Zone: 28" to redox disp
Taxonomic Classification: Oxyaquic Paludult Free Water: >60 "
GPS: N 38° 53 ' 41.11 " W 75° 27 ' 03.22 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>col</u>	<u>2mg</u>	<u>f</u>
<u>E</u>	<u>10 - 28</u>	<u>10YR 4/4</u>	<u>—</u>	<u>—</u>	<u>veasl</u>	<u>1msbk</u>	<u>f</u>
<u>B_t¹</u>	<u>28 - 58</u>	<u>10YR 4/3</u>	<u>10YR 5/6</u>	<u>cl</u>	<u>veasl</u>	<u>1msbk</u>	<u>f</u>
<u>B_t²</u>	<u>58 - 60</u>	<u>10YR 4/2</u>	<u>7.5YR 9/8</u>	<u>cl</u>	<u>veasl</u>	<u>2msbk</u>	<u>f</u>
	<u>-</u>						
	<u>-</u>						

Described By: _____

Soil Boring#: 10 Slope: 1-2 % Relief: greatly sloping
Estimated Permeability: 40 MPI Limiting Zone: 44" to redox cone
Taxonomic Classification: Typic Paludult Free Water: >72 "
GPS: N 38° 53 ' 41.65 " W 75° 27 ' 02.04 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
<u>A_p</u>	<u>0 - 10</u>	<u>10YR 4/3</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>2mg</u>	<u>f</u>
<u>E_B</u>	<u>10 - 40</u>	<u>10YR 4/4 7/6</u>	<u>—</u>	<u>—</u>	<u>veasl</u>	<u>1msbk</u>	<u>f</u>
<u>B_t</u>	<u>40 - 62</u>	<u>10Y 4/3</u>	<u>10YR 5/6</u> <u>10YR 8/1</u>	<u>cl</u>	<u>veasl</u>	<u>2msbk</u>	<u>f</u>
<u>C</u>	<u>62 - 77</u>	<u>10YR 4/4 4/3</u>	<u>—</u>	<u>—</u>	<u>s</u>	<u>m</u>	<u>f</u>
	<u>-</u>						
	<u>-</u>						

Described By: _____

J.C. Duke, Jr.
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 11, 40" to redox depletion, 60 mpi, Typic Paludult FW= >60 "
GPS: N 38° ' " W 75° ' "

PARID: 130-3.00-170.00
FANNIN DONNIE R

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class: AGR-Agriculture
 Use Code (LUC): AG-AG
 Town: 00-None
 Tax District: 130 - CEDAR CREEK
 School District: 4 - MILFORD
 Council District: 2-Green
 Fire District: 42-Carlisle
 Deeded Acres:
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: MR-MEDIUM RESIDENTIAL
 Zoning 2: -
 Plot Book Page: 86 244/PB
 100% Land Value: \$11,100
 100% Improvement Value
 100% Total Value

Legal

Legal Description: NW/RT 36
 PARCEL ARESIDUE

Owners

Owner	Co-owner	Address	City	State	Zip
FANNIN DONNIE R	ELANE B FANNIN	722 N SHORE DR	MILFORD	DE	19963