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DIRECTOR OF PLANNING & ZONING
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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



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JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 18th, 2021

Application: CZ 1941 Charletta Speaks-floyd

Applicant: Charletta Speaks-Floyd
27346 William Street Road
Millsboro, DE 19966

Owner: Charletta Speaks-Floyd
27346 William Street Road
Millsboro, DE 19966

Site Location: The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approx. 0.15 mile west of Hollyville Road (S.C.R. 305)

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

Proposed Zoning: Business Community (B-2) Zoning District

Comprehensive Land Use Plan Reference: Developing Area

Councilmanic District: Mr. Rieley

School District: Indian River School District

Fire District: Millsboro Fire Department

Sewer: Septic (Private, On-Site)

Water: Well (Private, On-Site)

Site Area: 0.95 acres +/-

Tax Map ID.: 234-32.00-60.00





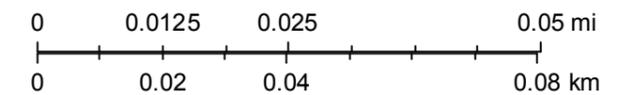
Sussex County



PIN:	234-32.00-60.00
Owner Name	FLOYD CHARLETTA SPEAKS
Book	5002
Mailing Address	27346 WILLIAM STREET RD
City	MILLSBORO
State	DE
Description	SE SIDE JOHN J WILLIAMS
Description 2	SW OF JERSEY RD (RD 30)
Description 3	N/A
Land Code	

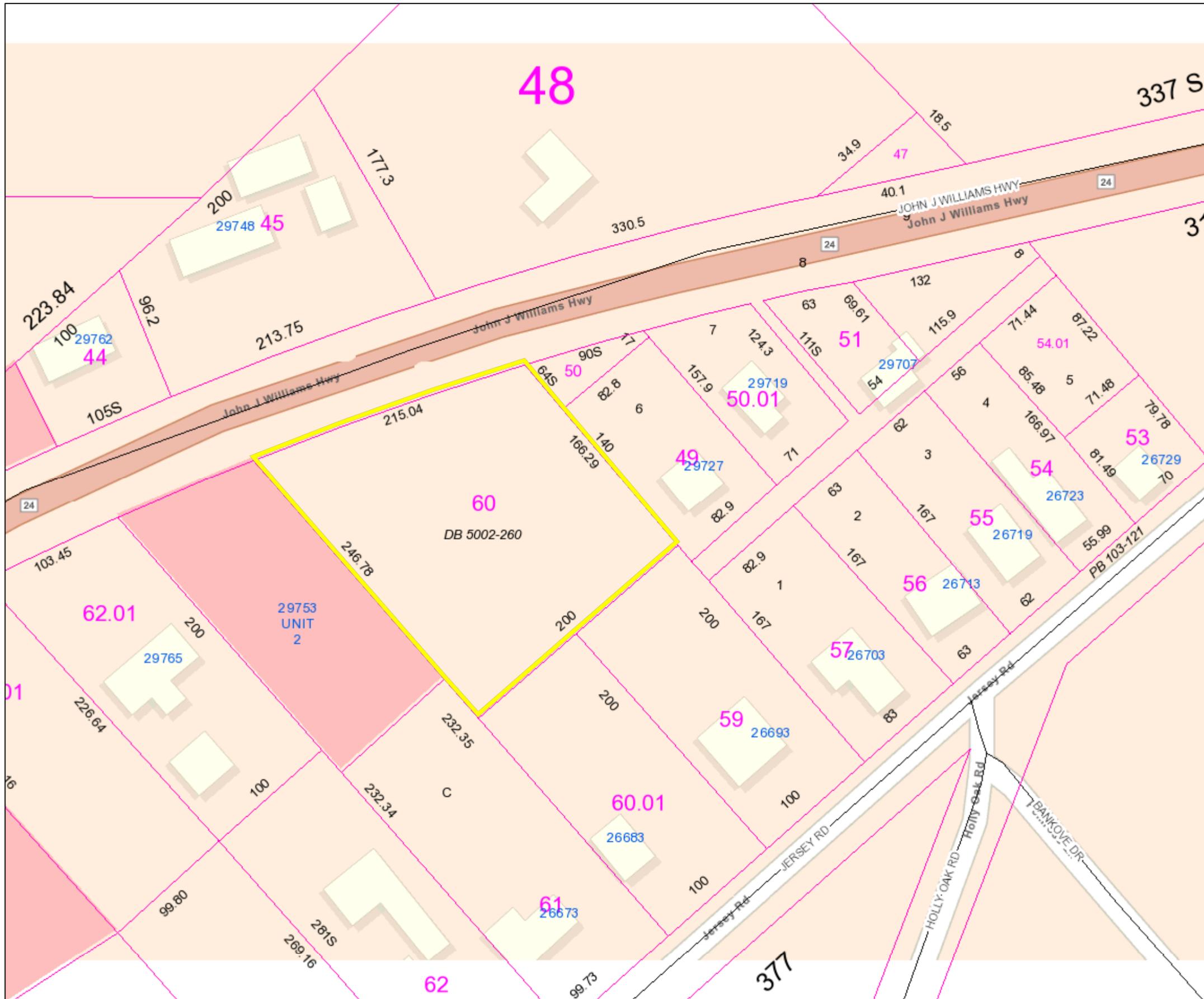
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries
- TID

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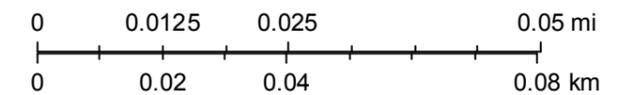
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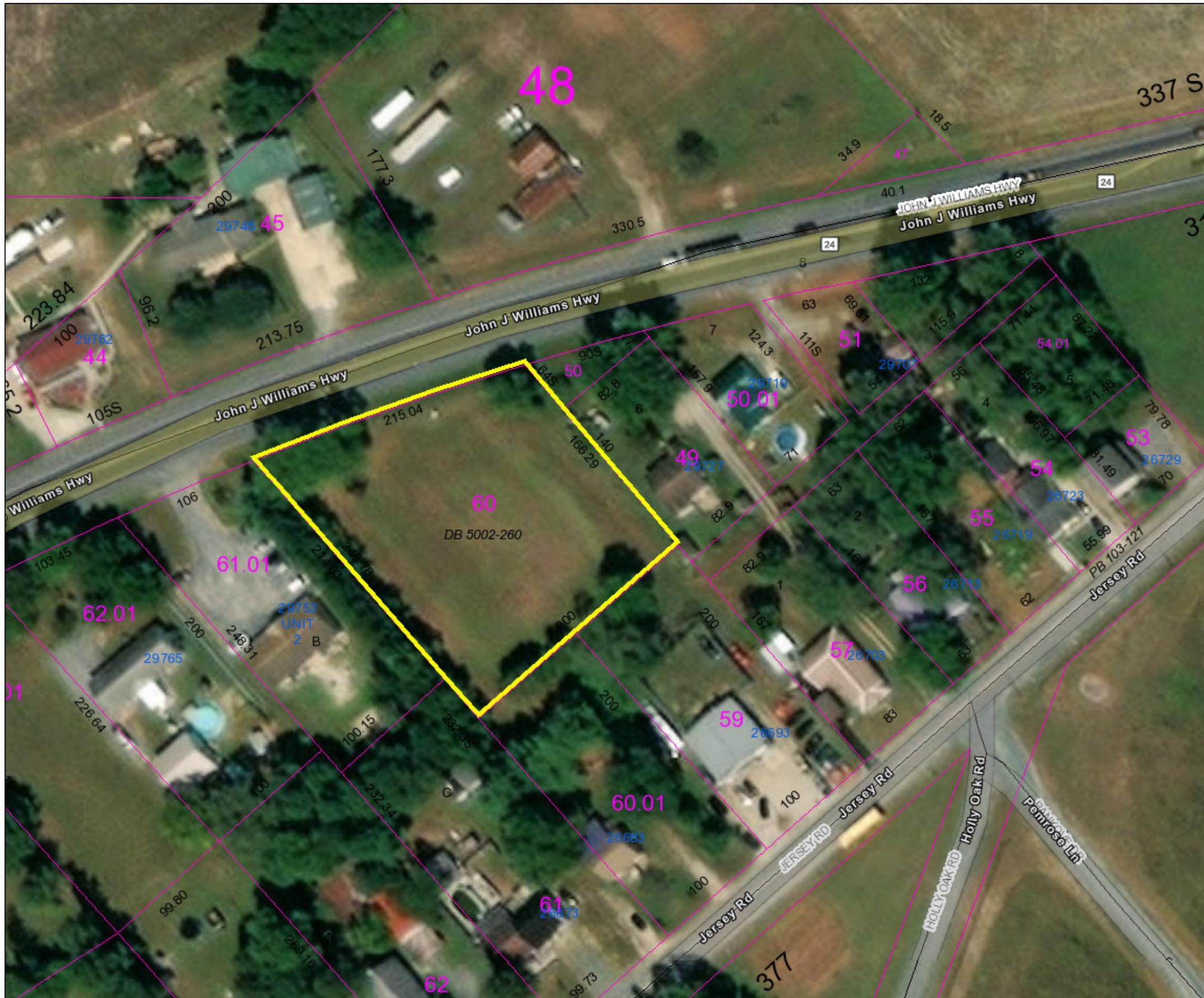
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 Override 1
- polygonLayer
 Override 1
- Tax Parcels
- 911 Address
- Streets

1:1,128



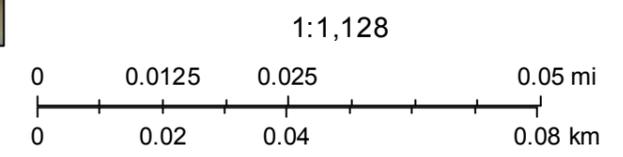


Sussex County



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Memorandum

To: Sussex County Planning Commission Members
From: Christin Scott, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: November 10, 2021
RE: Staff Analysis for CZ 1941 Charletta Speaks-Floyd

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1941 Charletta Speaks-Floyd to be reviewed during the November 18, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for Tax Parcel 234-32.00-60.00 to allow for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Business Community Zoning District (B-2). The property is lying on the southeast side of John J. Williams Highway (Rt. 24) approximately 0.15 mile west of Hollyville Road (S.C.R. 305). The parcel to be rezoned contains 0.95 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Developing Area." The properties to the north, south, east, and west also have the land use designation of Developing Area.

As outlined within the 2018 Sussex County Comprehensive Plan, Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers. – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home.

The property is zoned Agricultural Residential (AR-1) Zoning District. Adjacent parcels to the north, south, and east are also zoned Agricultural Residential (AR-1) Zoning District. The adjacent property to the west is zoned Neighborhood Business (B-1) Zoning District, along with several other parcels to the west and southwest. Further west, properties are zoned General Commercial (C-1) Zoning District, Commercial Residential (CR-1) Zoning District, and others are located within the municipality of Millsboro.



The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories,” the Business Community Zoning District (B-2) is listed as an applicable zoning district in the “Developing Area.”

Since 2011, there has been one (1) Change of Zone application within a 1-mile radius of the application site. Change of Zone 1824 for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Commercial Residential Zoning District (CR-1) was approved by the Sussex County Council on Tuesday, September 19, 2017 through Ordinance No. 2518.

Based on the analysis of the land use, surrounding zoning and uses, a Change of Zone from an Agricultural Residential Zoning District (AR-1) to a Business Community Zoning District (B-2) could be considered as being consistent with the land use, based on size and scale, with area zoning and surrounding uses.

File #: _____
202103478

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use _____

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

John S Williams Highway Millsboro, DE 19966

Type of Conditional Use Requested:

Change of Zone AR-1 to B-2 for Child Care Center

Tax Map #: 234-32.00-60.00

Size of Parcel(s): 0.95 acres

Current Zoning: AR-1 Proposed Zoning: B-2 Size of Building: est. under 5,000 sq ft

Land Use Classification: developing area

Water Provider: private

Sewer Provider: private

Applicant Information

Applicant Name: Charletta Speaks Floyd

Applicant Address: 27346 William Street Rd

City: Millsboro

State: DE

Zip Code: 19966

Phone #: (302) 381-1819

E-mail: leta31268@gmail.com

Owner Information

Owner Name: same

Owner Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application
- Provide eight (8) copies of the Site Plan or Survey of the property
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- DelDOT Service Level Evaluation Request Response
- PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

Charlitta Spinks - Floyd Date: 3-9-21

Signature of Owner

Charlitta Spinks - Floyd Date: 3-4-21

For office use only:

Date Submitted: 03/09/2021 Fee: \$500.00 Check #: _____
Staff accepting application: Chase Phillips Application & Case #: _____
Location of property: 234-32.00-60.00 S/Rt. 24

Subdivision: None
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

Application Information:

Site Address: John J Williams Highway, Millsboro, DE 19966

Parcel #: 234-32.00-60.00

Site Address: _____

Parcel #: _____

Applicant Name: Charletta Speaks-Floyd

Owner Name: Charletta Speaks-Floyd

Type of Application:

Conditional Use: _____

Change of Zone: _____

Subdivision: _____

Board of Adjustment: _____

Date Submitted: 3-4-21

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____

List created by: _____

Date letters mailed: _____

Letters sent by: _____



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

JENNIFER COHAN
SECRETARY

March 9, 2020

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

Dear Mr. Jamie:

The Department has completed its review of a Service Level Evaluation Request for the **Toney and Charletta Speaks-Floyd** rezoning application, which we received on February 18, 2020. This application is for an approximately 0.98-acre parcel (Tax Parcel: 234-32.00-60.00). The subject land is located on the south side of Delaware Route 24, approximately 700 feet southwest of the intersection of Delaware Route 24 and Hollyville Road / Jersey Road (Sussex Road 305), northeast of the Town of Millsboro. The subject land is currently zoned AR-1 (Agricultural Residential) and the applicant is seeking to rezone the land to B-2 (Neighborhood Business).

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 24 where the subject land is located, which is from Delaware Route 30 to Mount Joy Road / Oak Orchard Road (Sussex Road 297), are 21,233 and 27,327 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

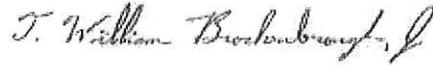
If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
March 9, 2020

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Toney and Charletta Speaks-Floyd, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**
REVIEWER: **Chris Calio**
DATE: **11/3/2021**
APPLICATION: **CZ 1941 Charletta Speaks-Floyd**
APPLICANT: **Charletta Speaks-Floyd**
FILE NO: **NCPA-5.03**

RECEIVED
NOV 04 2021
SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **234-32.00-60.00**

LOCATION: **Lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 0.15 mile west of Hollyville Road (SCR 305)**

NO. OF UNITS: **Upzone from AR-1 to B-2**

GROSS
ACREAGE: **0.95**

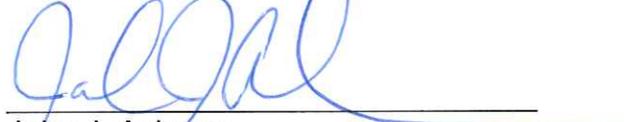
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

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? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The proposed CZ is within the boundaries of the Growth and Annexation Area of the Town of Millsboro. Contact the Town of Millsboro regarding the availability of sanitary 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

REFERENCE #
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 DNREC "Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems" (OWTDS). 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 should be verified by interested parties prior to design and installation of the OWTDS. 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 the time. There are no guarantees supplemental approvals will be for the same system type (s) prescribed herein.

Property Owners' Name(s): Ray C. and James H. Burton *et al*

Tax Map #: 2-34-32.00-60.00

Initial System: Innovative and Alternative Full Depth Gravity Fed/ Pressure Dosed) OWTDS with a PSN3 Advanced Treatment Unit or other applicable PSN3 I/A OWTDS; Trenches are recommended due to sloping conditions (required where slopes exceed 2 percent); Provided Exhibit C isolation distances (especially well) are maintained (Minimum Isolation Distances)

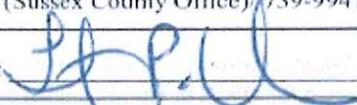
User Notes: 1) The property line angles and dimensions are based on the county tax map. There is a discrepancy between the Deed Description (DB 743, PG 478) and the Tax Map/ field apparent property lines. A survey is recommended prior to additional OWTDS-septic or site planning. The Site Evaluation Plot Drawing is not a survey, and shall not be construed as such. 2) The OWTDS design area is depicted irrespective of well isolation requirements. No well construction research has been performed to date (plat date prior to 1984).

Location of Initial System: As shaded (cross-hatched) on the plot drawing in the vicinity of Soil Borings 1, 2, 3, and 4

Depth to Limiting Zone: 72 inches or greater to indications (prolonged) of the seasonal high water table/ seasonal saturation

Design Considerations and Comments: See Exhibit K/ R (Full Depth Gravity – optimal gravel placement at 24 inches beneath grade, but over-dig is suitable) and Section 5.3.31 in the Regulations. Operation and Maintenance is required. Pressure Dosing (Exhibit R), a lift station, or a set building sewer elevation may be required due to elevation differential/ distances (lines and grades) from potential building location. Trenches are recommended as noted above. The use of aggregate (quality washed gravel) and pipe drainfield materials are strongly recommended for this property. Other I/A OWTDS options are available at the discretion of the interested parties. PSN3 Advanced Treatment is required due to the site location in the Inland Bays Watershed (non-sewer district). A 100 ft. isolation distance is generally required from all non-public wells unless otherwise approved. The feasibility/ timing of sanitary sewer is beyond this work scope. Future well – OWTDS/ Septic placement on adjacent properties may modify or negate this evaluation. This evaluation is to site one new On-site Wastewater Treatment and Disposal System (OWTDS-septic) for a single-family residence (new residential construction) or equivalent development with a maximum wastewater volume of 720 gallons per day. Maximize the system at the higher site elevations where possible. The evaluated area is presently a maintained lawn with wooded and scattered tree property line margins. Follow the DNREC Clearing Guidelines. There is to be no loss of grade. A degree of engineered sandy fill (medium-coarse-angular, well sorted) will be required to immediately backfill stump holes. The vegetative mat and organics are to be removed within the drainfield footprint. The potential OWTDS area is located on the shoulder and backslope landscape positions of a ridge with slopes ranging from 0 to 2 percent. See the plot drawing for slope degree/ direction and county topographic data (LiDAR). The system is to be designed on contour, as perpendicular to slope as practicable. NO CONSTRUCTION TRAFFIC IS TO OCCUR IN THE OWTDS AREA. The property ownership/ developer is responsible for placing a substantial barrier around the OWTDS area prior to beginning any site development. System installation and all site work should occur during PROPER SOIL MOISTURE CONDITIONS and final grading must insure that no surface water be directed towards the OWTDS area (includes roof downspout and impervious area drainage or sump pump discharge). Irrigation use, system over-trafficking, water treatment/ sump discharge, and/ or tree plantings in the drainfield area are prohibited activities by the Site Evaluator and practice will void these prescriptions. All pertinent features were located on a plot drawing adapted from the Sussex County Tax Map and Deed (DB 743, PG 478; 1975). All pertinent features were field located with a differential GPS unit with reported submeter accuracy and are referenced to the found property corners (concrete monument, iron pipe) and Utility Pole 55917 DPL 01678 as shown on the plot drawing. This plot drawing is not a formal survey and should not be construed as such. The system designer is to field-verify all measurements and isolation distances prior to permitting. ARM, Inc. is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future that impact the OWTDS placement or design criteria.

Instructions to Property Owner(s) – Client(s): 1) Contact a Class C Designer. 2) A percolation rate of 25 minutes per inch has been assigned to these soils based upon rates as provided in Section 5.0 and Exhibit Y of the regulations and other soil/ site factors. You may use the assigned rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned rate, contact a Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing specifications (depth/ location). 3) For questions, call the evaluator at (302) 539-2029 or DNREC at (302) 856-4561 (Sussex County Office)/ 739-9947 (Dover/ New Castle County Office).

This report has been prepared by or under the supervision of: , Låf P. Erickson, License # A/ D-2460

Disclaimer: Approval of this site evaluation indicates only that the site evaluation, based on information presented to us, was conducted in compliance with these 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 _____

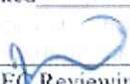
For office use only

Expiration Date

8/16/21

Date

8/16/16


DNREC Reviewing Soil Scientist

INNOVATIVE AND ALTERNATIVE OWTDS SITE EVALUATION REPORT

Property Owners' Name(s): Ray C. and James H. Burton *et al*
Owner's Address: c/o James Burton, 210 Laurel Road
Millsboro, DE 19966

Tax Map #: 2-34-32.00-60.00

Phone: (302) 841-4826, James Burton

Property Location: SE/ SR 24 (John J. Williams HWY, Adj. 911= 29727); 710' ± WSW of Hollyville RD (CR 305); Millsboro, Sussex
Property Size: 0.62 ± acres (per available information: ADJ Record Plot, Field Apparent Lines; 1975 or prior plat date) / Co., DE

Evaluator's Name: Lāf P. Erickson, CPSS/SC
Central Water: N/A

License Number: A/D-2460

Evaluation Dates: 07/19 & 07/22/2016

Central Sewer: N/A; *Millsboro Planning Area*

Watershed: **Inland Bays**, Indian River Bay (HUC 020403030204); **OWTDS:** > 100' from Watercourse(s); No area Tax Ditch R.O.W.s
Depth to and Type of Limiting Zones Encountered – all measurements are depths beneath ground surface (bgs):

- Soil Boring 1:** > 72 inches to redoximorphic features as an indication of seasonal saturation/seasonal high water table
> 132 (both dates) inches to free water; Arenic Hapludult—Fort Mott Series
- Soil Boring 2:** > 72 inches to redoximorphic features as an indication of seasonal saturation/seasonal high water table
> 72 inches to free water; Arenic Hapludult—Fort Mott Series (218697'±N, 693884'±E)
- Soil Boring 3:** > 72 inches to redoximorphic features as an indication of seasonal saturation/seasonal high water table
> 72 inches to free water; Lamellic Hapludult—Fort Mott Series
- Soil Boring 4:** > 72 inches to redoximorphic features as an indication of seasonal saturation/seasonal high water table
> 72 inches to free water; Arenic Hapludult—Fort Mott Series (218771'±N, 693489'±E)

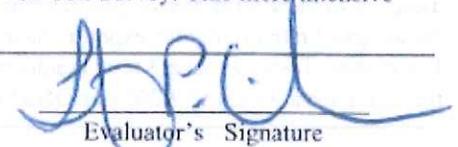
Summary of Evaluation: Soils in the OWTDS design area are well drained (agricultural drainage class) with moderately rapidly (25 MPI design) permeable solum/ stratum/ substratum. Soil conditions are suited for an **Innovative and Alternative Full Depth Gravity Fed OWTDS** with a **PSN3 Advanced Treatment Unit** in the vicinity of Soil Borings # 1, 2, 3, and 4; provided isolation distances are maintained per Exhibit C. *Trenches* are recommended due to sloping conditions and required where average slopes exceed 2 percent. Soils in the un-shaded portions of the evaluated area are not recommended for OWTDS due to well proximity and/ or proximity to a cutbank and stormwater swale for Route 24 with the potential for stormwater through flow. The *potential OWTDS area* is located on the shoulder and backslope landscape positions of a distinct ridge with slopes generally ranging from 0 to 2 percent. Watercourse setbacks and tax ditch rights-of-way do not impact the parcel. The OWTDS design area/ parcel is not impacted by mapped Federal Emergency Management Agency (FEMA) floodplains, or DNREC mapped 2007 SWMP Wetlands. A DNREC Wellhead Protection area is mapped within the northwest portion of the OWTDS design area. See *Design Considerations and Comments* on the *Approval Page* for property information, recommendations (*especially survey*), and important details on system design and installation.

The limiting zone was assigned for the system design based on the *lack of* redoximorphic features (concentrations or depletions) within 72 inches of the soil profiles at all soil borings. The deep limiting zone allows the system to be partially incised, and suitable for an over-dig if necessary. Any low chroma soil colors observed less than 60 to 72 inches were interpreted as uncoated (stripped) sand grains common to sandy soil profiles with deep groundwater tables. A deep soil boring was performed to confirm this interpretation. On the dates of investigation, free water (groundwater) levels were greater than 132 inches beneath the surface in the evaluated area.

The moderately rapid percolation rate of 25 minutes per inch was assigned to the most hydraulically restrictive soil materials encountered from 0 to 60 inches bgs. in the *design area*. The most restrictive soil textures were heavy, loamy sand and/ or sandy loam (heavy in some cases) materials. A significant portion of fine sand was noted in the soil profiles. These textures were observed in the lamellae/ argillic horizons (zones of maximum clay accumulation – soil forming factors/ deposition) and substratum (parent material) of all Profiles at varying depths ranging from 18 to 60+ inches bgs. Clay and fine sand content, soil structure and consistence, depth to and thickness of hydraulically limiting horizons, site development factors, contrasting textural classes/ depositional strata, landscape position, potential saturation (wet season/ extended periods of above-average precipitation/ soil water flow), and long term acceptance of wastewaters were determining factors in the assigned percolation rate. Percolation testing would be required to assess a faster rate.

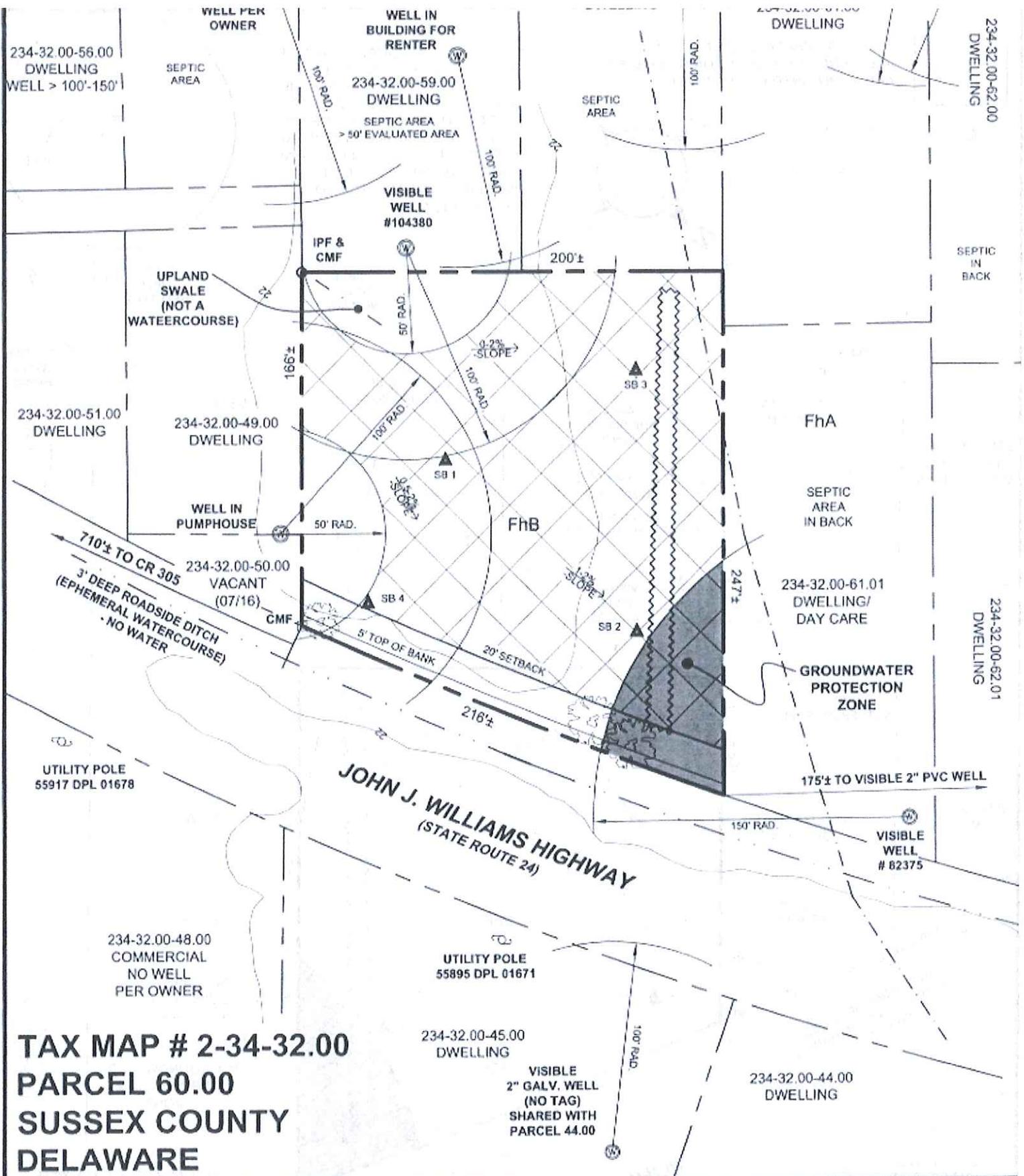
The lot is mapped at the transition between delineations of the well to somewhat excessively drained, Fort Mott-Henlopen complex, 0 to 2 percent slopes (FhA) and 2 to 5 percent slopes (FhB) soil mapping units in the Web Soil Survey. This more intensive investigation confirmed the soils would correlate to the well drained, Fort Mott Series.

07/30/2016
Date


Evaluator's Signature

Atlantic Resource Management, Inc. Job # 241-DS16-SE

Note: Site evaluation information was collected for OWTDS interpretations only. The information in this site evaluation and plot plan has been compiled from any of the following sources: tax map, deed, survey, recorded plot, or field located property corners, and may include anecdotal information supplied by property owners, adjacent residents, and/or other interested parties. Locations 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 the site conditions at the time of evaluation but it is not a survey. No title search has been conducted, any easements shown are from subdivision 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 should be reverified prior to purchase or use.



**TAX MAP # 2-34-32.00
PARCEL 60.00
SUSSEX COUNTY
DELAWARE**

ATLANTIC RESOURCE MANAGEMENT, INC.

Post Office Box 869
Ocean View, DE 19970

(302) 539-2029
Fax (302) 539-4601

DE@atlanticresource.net
ENVIRONMENTAL CONSULTANTS

60 0 30 60

1 inch = 60 ft.

PROJECT: RAY C. BURTON ET. AL.

TITLE: SITE EVALUATION PLOT DRAWING

LOT SIZE 0.62 ACRES ±

REF: ALL AVAILABLE INFORMATION

DRAWN BY: ARM, INC.

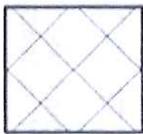
CHECKED BY: L. ERICKSON

JOB #: 241-DS16-SE

TAX MAP: 2-34-32.00, PARCEL 60.00

DATE: JULY 28, 2016

SHEET NO: 1 OF 1



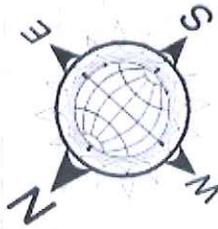
POTENTIAL *REPLACEMENT* OWTDS AREA, PROVIDED ISOLATION DISTANCES ARE MAINTAINED PER EXHIBIT C



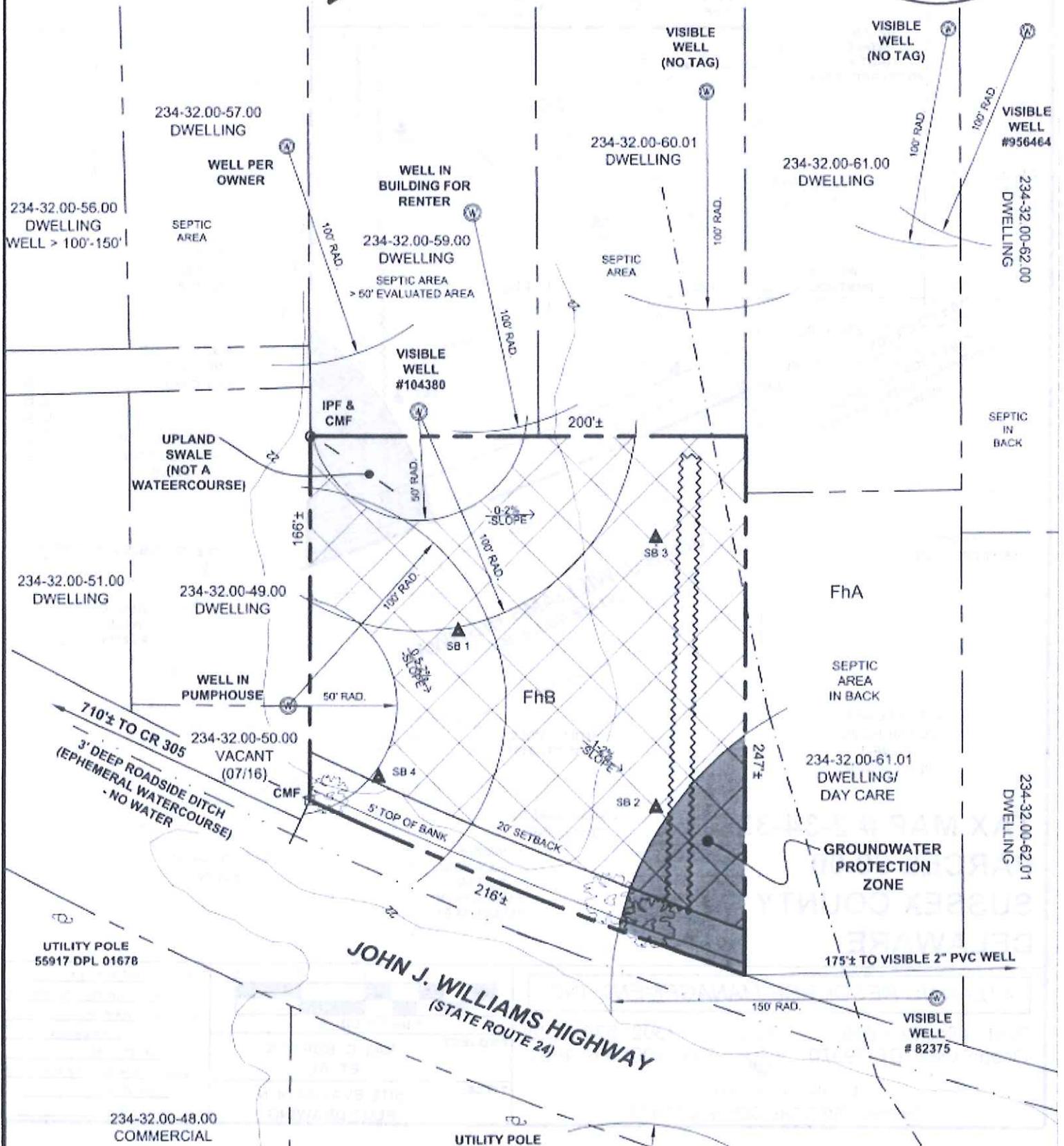
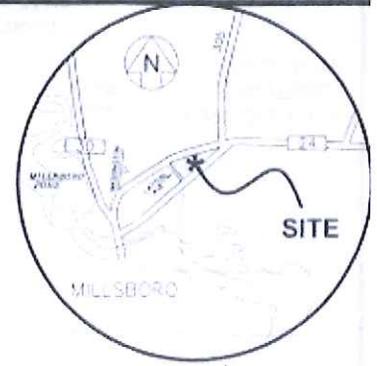
SOIL BORING



SLOPE ARROW



NOTE: THIS PLOT DRAWING IS NOT A SURVEY - NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE SUBJECT PARCEL IS SUBJECT TO EASEMENTS OF RECORD. THE MOST RECENT DEED AND/OR PLOT WERE RESEARCHED FOR PROPERTY LINE PLACEMENT AND EASEMENTS. PROPERTY LINE ANGLES AND DIMENSIONS MAY VARY.



SOIL PROFILE NOTES

Atlantic Resource Management, Inc.

Post Office Box 869

Ocean View, DE 19970

(302) 539-2029 Office / (302) 539-4601 Fax

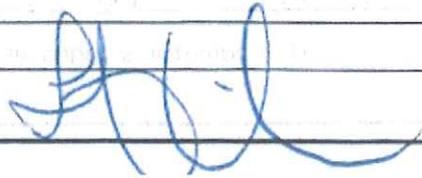
Profile: SB 3 & SB 1 / 2016 Job Number: 241-DS16-SE
 Date(s) of Test(s): 07/19 & 07/22 Soil Boring X or Test Pit _____
 Property Owner(s): Ray C. Burton et al.
 Property Location: South of SR 24 (John J. Williams Hwy), North of Jercey Rd; Millsboro, Sussex Co., DE
 Site Evaluator: Laf Erickson, CPSS/SC License #: A/D-2460

Slope: 0-2% Relief: SHOULDER → BARKSLOPE
 Estimated Permeability: MODERATELY RAPID (25MPI) DISTINCT RIDGES
 Depth to Limiting Zone: > 72 INCHES TO A LIMITING ZONE FOR THE INTENDED PURPOSE
 Soil Classification / Series: LAMOUCC HAPLUDULT - FORET MOTT

MPI	SB3		Colors		Redox. Desc.		Texture	Structure	Consistence
	Horizon	Depth	Matrix	Redox.	Ab. S. Con.				
	Ap	0 to 8	2.5Y4/2	NONS	NONS		LS	1Fon	UFR
	E1	8 to 30	10Y2/6/4	"	"		LS	1F3B/C	VFR
	E2/4	30 to 48	10Y2/5/6 10Y2/6/6	COMMON, MOD. THICK LAMOUCC			LS	1C3B/C	VFR
	Bt2/4	48 to 55	2.5Y4/3	NONS*	NONS		SL-4LS*	1M, C3B/C	UFR d UFR
	C4/5	55 to 72	2.5Y6/4 10Y2/5/4	COMMON, THICK & MOD. LAMOUCC			LS d SLK, M3B/C		VFR d FR
		to							
		to							
		to							

Precipitation: _____ Free Water: > 72"
 Land Cover: MAINTAINED LAWN, WOODS & MARGINS W/AS/
 Comments: SCATTERED TREES FRONT PL
- SIGNIFICANT % FINE SAND

SOIL BORING #1
 VERY SIMILAR IN DESC. & CLAS TO SB 4; FW > 132"
 (BOTH DATES); L2 > 72" (25MPI)

Coordinates: _____ N+ _____ E+
 Site Evaluator's Signature: 

Property Owner / Property Location: Burton/ TM # 2-34-32.00-60.00

Profile: SB2 Date(s): 7/19 & 7/22/2014 Soil Boring X or Test Pit

Slope: 1-2% Relief: BACKSLOPS

Estimated Permeability: ARONIC HAPLUDOL - FURT MOTT
 Depth to Limiting Zone: > 72 INCHES TO A LIMITING ZONE FOR THE INTENDED PURPOSE

Soil Classification / Series: MODERATELY RAPID & MOD. (2SMPI)

MPI	Horizon	Depth	Colors		Redox. Desc.		Texture	Structure	Consistence
			Matrix	Redox.	Ab.	S. Con.			
	A	0 to 7	2.5Y4/3	None	None		LS	For	UFR
	E	7 to 18	10Y2/6	"	"		LS	F-7	UFR
	Bt1	18 to 26	10Y2/6	"	"		LS	1C	UFR
	Bt2	26 to 43	7.5Y4/6	"	"		SL+	1M	FR
	Bc/Bt3	43 to 55	10Y2/6	Common, mod. amorphous			SLdL	1M, 1C	FR dUFR
	Cb/Bt4	55 to 72	7.5Y4/6	None	None		GRSL+dLS+M		FR
		to							
		to							

Free Water: > 72" Comments: _____

Coordinates: 2186971 N 693884 E

Profile: SB4 Slope: 1-2% Relief: SAMS

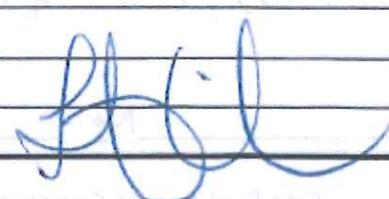
Estimated Permeability: SAMS
 Depth to Limiting Zone: > 72 INCHES TO A LIMITING ZONE FOR THE INTENDED PURPOSE

Soil Classification / Series: SAMS

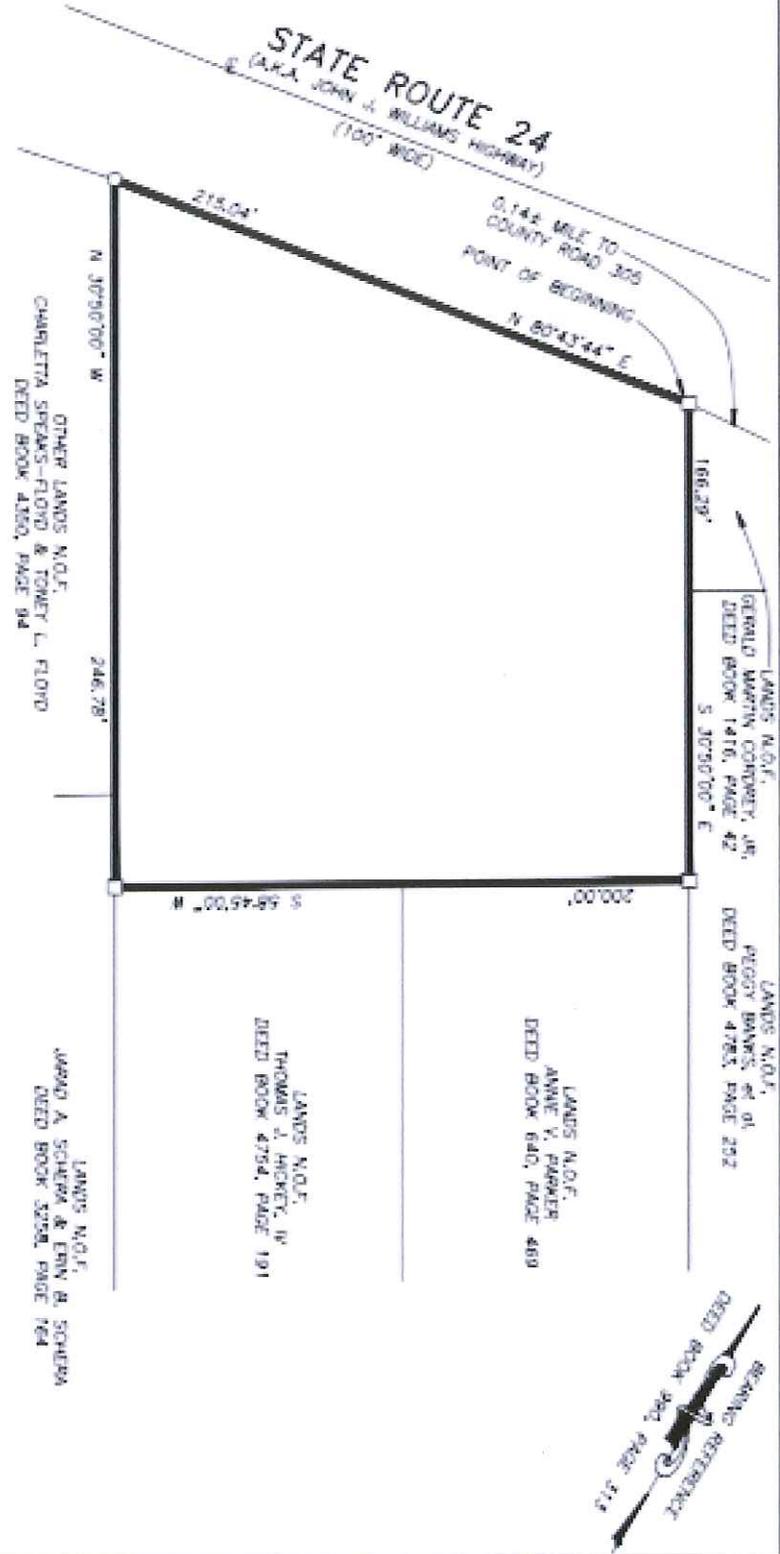
MPI	Horizon	Depth	Colors		Redox. Desc.		Texture	Structure	Consistence
			Matrix	Redox.	Ab.	S. Con.			
	Ap	0 to 9	2.5Y4/2	None	None		LS	For	UFR
	E	9 to 30	10Y2/6	"	"		LS	F-7	UFR
	Bt1/Bt2	30 to 43	10Y2/6	10Y2/6	40% LS in cl. voids		LS+dSL	1C, 1M	UFR
	Bc/Bt2	43 to 60	10Y2/6	10Y2/6	7.5Y4/6 Common		LS, dSL	1C, 1M	UFR
	Cb/Bt3	60 to 72	7.5Y4/6	2.5Y4/3	M3D M3F		GRSL+dSL	1C, 1M	UFR
		to							
		to							
		to							

Free Water: > 72" Comments: _____

Coordinates: 218771 N 693489 E

Site Evaluator's Signature: 

TAX MAP NO. 2-54-52.00, PARCEL 60.00



NOTES:

- 1) CLASS "B" SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 990, PAGE 313
- 3) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH

Prepared by:
 ADAMS-KEMP ASSOCIATES, INC.,
 PROFESSIONAL LAND SURVEYORS
 AND PLANNERS
 217 SOUTH RACE STREET
 GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-6699
 WWW.AKASURV.COM

LEGEND:

- FOUND WORN PINE
- FOUND CONCRETE MONUMENT

E.R. KEMP, IV, P.L.S., 541

I, E.R. KEMP, IV, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice established by the State of Delaware Board of Professional Land Surveyors. Any changes to the the property conditions, improvements, boundary or property corners after the date shown herein shall necessitate a new review and certification for any official or legal use.

BOUNDARY SURVEY PLAN

CHARLETTA SPEAKS-FLOYD

FOR PROPERTY OWNED AS
 TAX MAP NO. 2-54-52.00, PARCEL 60.00
 SITUATED IN
 NEWLY OPENED HUNTERD
 SUSSEX COUNTY, STATE OF DELAWARE
 AREA: 41,5064 SQUARE FEET
 SCALE: 1" = 50'
 DATE: DECEMBER 21, 2018

Map



Parcels Sussex

Watersheds

Tax Ditch Maximum ROWs

Extent of Right-of-Way

FEMA Flood Map

- X 500
- A
- AE
- AD
- VE

State Wetlands 2007

- Agriculture
- Estuarine Non-Vegetated
- Estuarine Vegetated
- Lacustrine
- Marine Non-vegetated
- Palustrine Emergent
- Palustrine Forested
- Palustrine Forested Deciduous
- Palustrine Forested Evergreen
- Palustrine Open Water/ Flats
- Palustrine Open Water/Flats

State Wetlands 2007 (continued)

- Palustrine Scrub/Shrub
- Palustrine Scrub/shrub
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Riverine Non-vegetated
- Riverine Vegetated

Wellhead Protection Areas

-

23403200006000 (1)

Parcels Sussex (1)

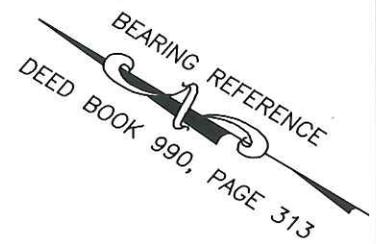
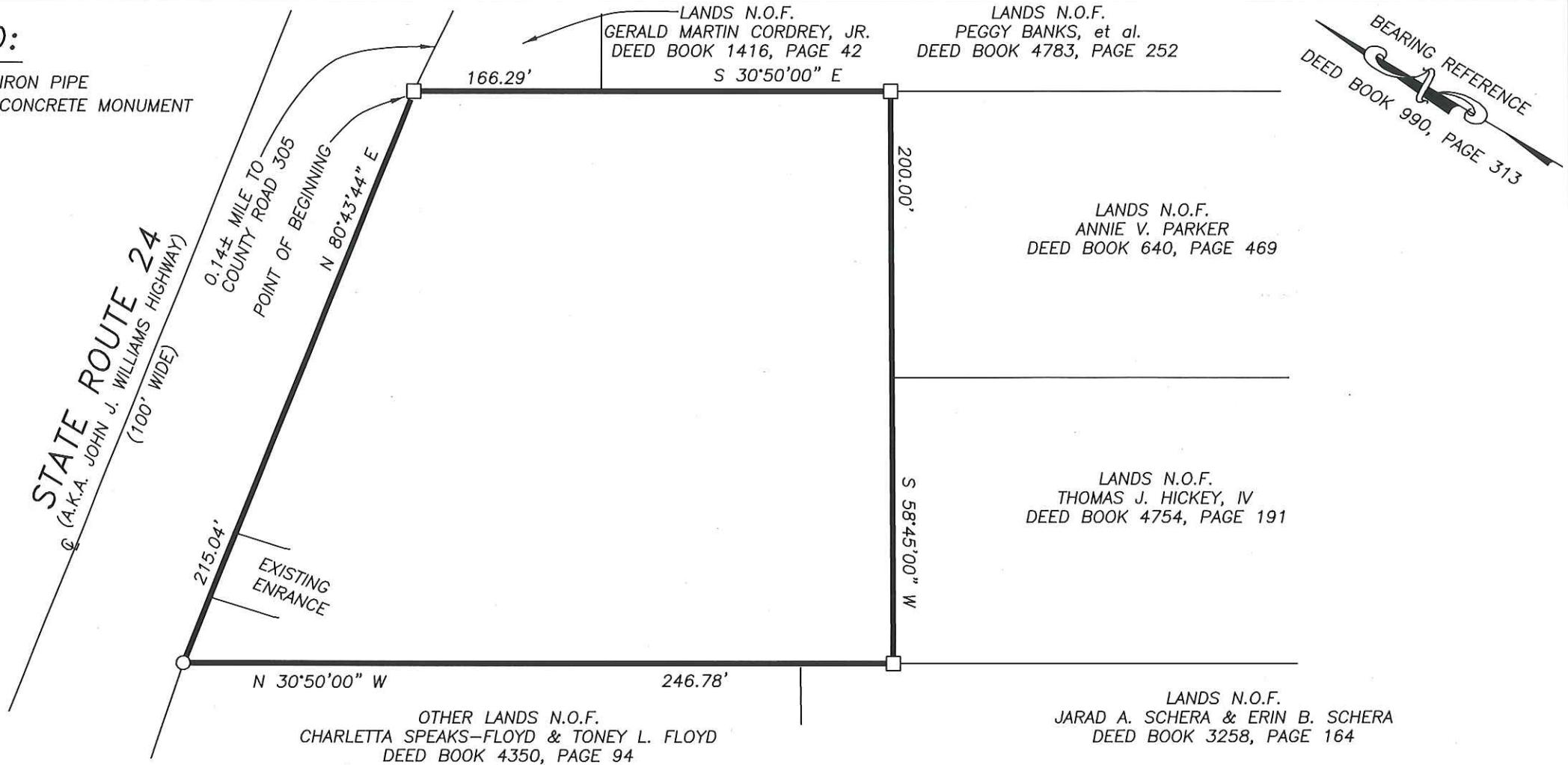
OBJECTID	DIS	HUN	MAP1	MAP2	PAR1	PAR2	PARCELID	ID	SQFEET	AC	AC	S	PIN	LAST_NAME	FIRST_NAME	ADDRESS	COMMUNITY	SUBDIVISIO	DESRIPTIO	LAND USE	TO
58008	2	34	032	00	0060	00	23403200006000	1126160	0	234-	32.00-	60.00	234-32.00-60.00	BURTON	RAY C & GENE R BURTON R	PO BOX 1072	MILLSBORO	W SD RD MILLSBORO	TO OAK ORCHARD	RV	

Copyright DNREC 2009

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LEGEND:

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ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com

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NEWARK, DELAWARE 19711
PHONE: (302) 369-2900

128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6699

APPROVED: 
CHARLES E. ADAMS, JR., P.L.S. 506

DATE: 02-27-21

SCALE: 1" = 20'

DRAWN: MBK

CHECKED: cea

DRAWING: JOB# G 1407-A.dwg

BOUNDARY SURVEY PLAN

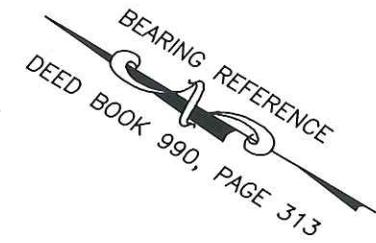
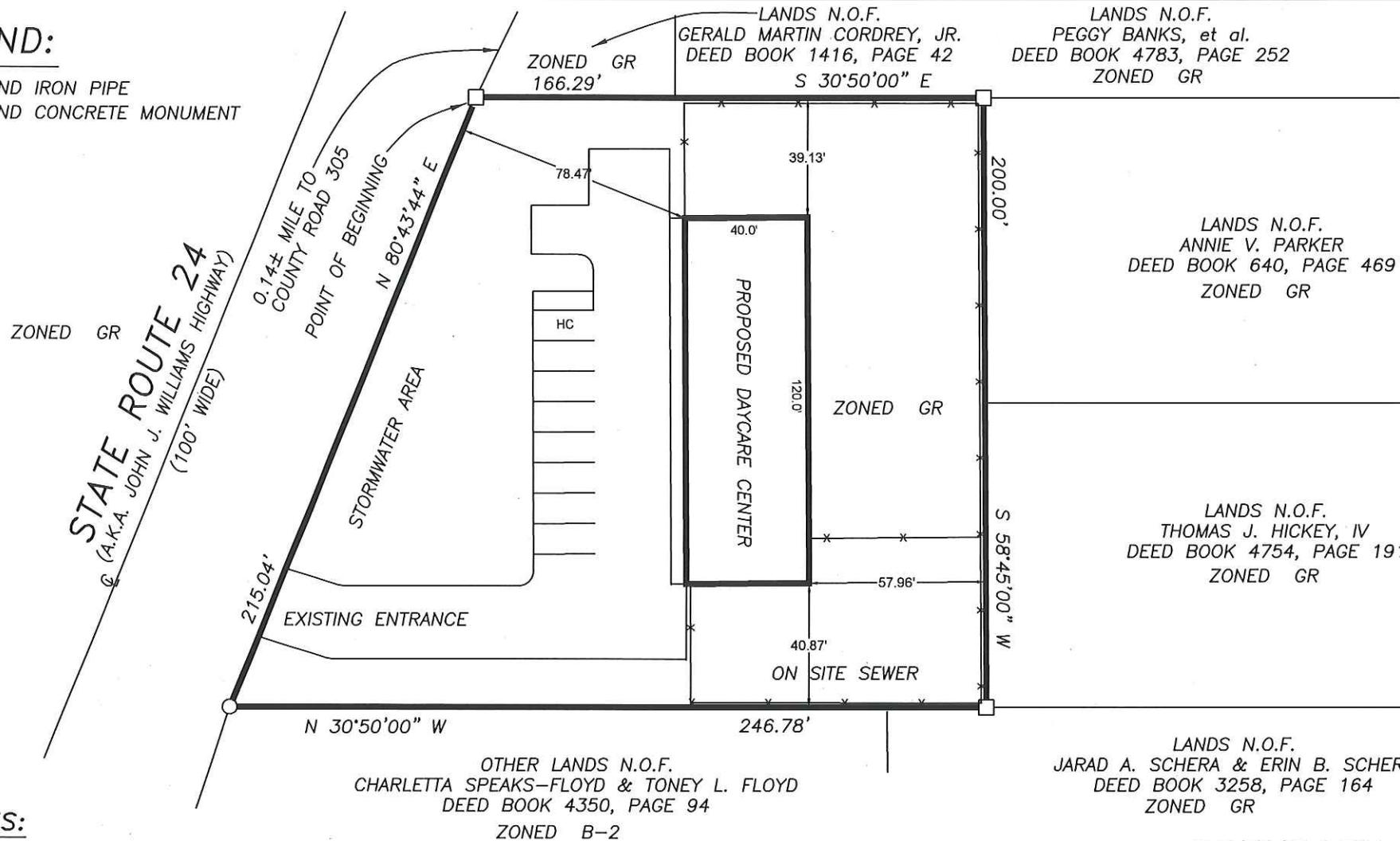
PREPARED FOR

CHARLETTA SPEAKS-FLOYD

FOR PROPERTY KNOWN AS
TAX MAP NO. 2-34-32.00, PARCEL 60.00
SITUATED IN
INDIAN RIVER HUNDRED
SUSSEX COUNTY, STATE OF DELAWARE
AREA: 41,306± SQUARE FEET
SCALE: 1" = 50'
DATE: DECEMBER 21, 2018

LEGEND:

- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT



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 NEWARK, DELAWARE 19711
 PHONE: (302) 369-2900

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 GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-6699

APPROVED: *[Signature]*
 CHARLES E. ADAMS, JR., P.L.S. 506

DATE: 02-27-21 SCALE: 1" = 20' DRAWN: MBK CHECKED: cea DRAWING: JOB# G 1407-A.dwg

BOUNDARY SURVEY PLAN

PRELIMINARY SITE PLAN

CHARLETTA SPEAKS-FLOYD

FOR PROPERTY KNOWN AS
 TAX MAP NO. 2-34-32.00, PARCEL 60.00
 SITUATED IN
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, STATE OF DELAWARE
 AREA: 41,306± SQUARE FEET
 SCALE: 1" = 50'
 DATE: FEB 27, 2021