

GATOR & ASSOCIATES, LLC TEPACHE FARMS

SD2024-03

OWNER/DEVELOPER:

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HWY
MILFORD, DE 19963

LEGAL:

MORRIS JAMES LLP
107 W. MARKET STREET
GEORGETOWN, DE 19947
DAVID C. HUTT, ESQUIRE

PLANNER/ENGINEER/SURVEYOR:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
ALAN DECKTOR, PE., ENV SP
ERIC WAHL, RLA
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI
MICHELE BRIENING, PE, LSRP, CEM
JOHN-THOMAS GRAUPENSPERGER, PWS

ACCENT ENVIRONMENTAL
WILLIAM J. GANGLOFF, PhD. PROF. SOIL
SCIENTIST



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Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

Land Surveying, Delaware Technical & Community College (1984-1986)

University of Delaware; Civil Engineering, (1986-1988)

Land Surveying Business Diploma (1998)

Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Project Manager Training I, Pennoni (2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

Sussex Economic Development Action Committee

HONORS/AWARDS

Association of Professionals
Philanthropy, Brandywine Chapter
Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 40-years of experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection.

The land planning consulting work that he has performed focused on land development civil site engineering, land surveying, urban planning, environmental, water, wastewater, construction management, acquisition, and development. What he has learned is how to listen and then communicate; With the associates he has worked with and managed. With landowners. With investors. With agencies. With developers. With contractors from all industries. He has learned how to negotiate, to compromise and to persuade. The unique skill set that he has developed over the years has allowed him to provide an unmatched style of consulting and planning to anyone who wants to invest and develop land into their vision and goals. Being a landowner representative has allowed him to promote the goals and ideas of individuals in their venture to capitalize on positive returns for their investments. From site feasibility, code creation, financial review, agency advocate, agency approvals and more, he partners with the owner to get their project up and running and provide sufficient, clear and decisive information needed to make the best decisions for any project throughout its lifespan.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, institutional and municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it involved commercial, residential, industrial, municipal, educational and community land planning. He provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced, Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Southern Delaware Therapeutic Horseback Riding Association, Inc. – Board Member
Delaware Botanic Gardens – Advisory Committee
Sussex County Habitat for Humanity – Land Acquisition Advisory Committee



PROJECT TEAM

Owner

Gator & Associates, LLC
2014 Milford Harrington Highway
Milford, DE 19963
James Grant

Principal Planner

Pennoni Associates Inc.
Mark H Davidson, VP
18072 Davidson Drive
Milton, Delaware 19968

Legal Consultant

Morris James, L.L.P.
107 W. Market Street
Georgetown, DE 19947
David C. Hutt, Esquire

Project Engineer

Pennoni Associates Inc.
Alan M. Decktor, PE, ENV, SP

Project Surveyor(s)

Pennoni Associates Inc.
John W Haupt, PLS
Nicolas Bailey, PLS
Kevin Ellis, LIST

Environmental Scientists

Pennoni Associates Inc.
Michael Marra, PWS
Michele Briening, PE, LSRP, CEM
J T Graupensperger, PWS, AVP
Accent Environmental William J. Gangloff, PhD.
Professional Soil Scientist

Landscape Architect

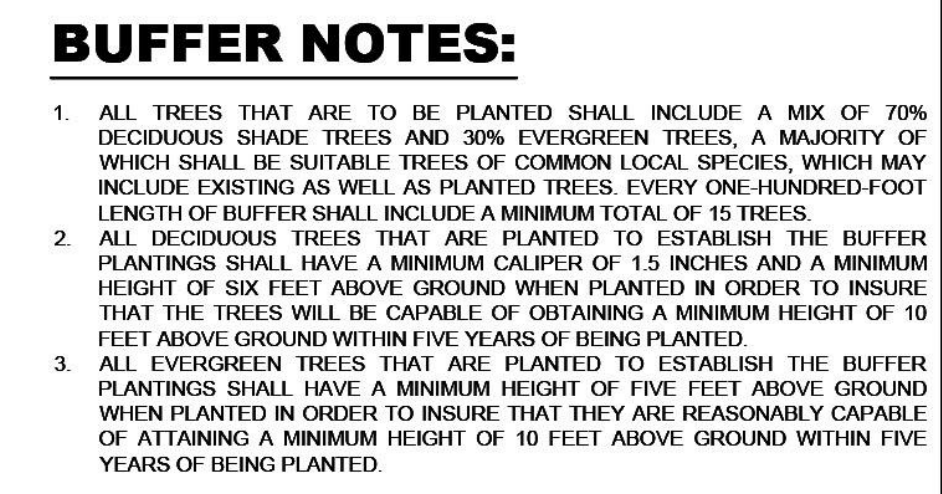
Pennoni Associates Inc.
Eric W Wahl, RLA, ASLA

Traffic Engineer

Pennoni Associates Inc.
Teresa Scrocca, PE, PTOE

Water & Wastewater Engineer(s)

Pennoni Associates Inc.
Graeme C. Lake, PE
Brian Miller, PE, ENV SP, CDT



TYPICAL 100 LF BUFFER MODULE

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH
THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF
DELAWARE.

ERIC W. WAHL, (DE# S1-0000409) DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968



PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19668
 T 302.684.8054 F 302.684.8054

TEPACHE FARMS SUBDIVISION

TAX MAP: 235-19,00-7-00

22187 BURTON ROAD (SCR 241), MILTON, DE 19668

BROADKILL HUNDRED, SUSSEX COUNTY, DE

LANDSCAPE PLAN

GATOR & ASSOCIATES, LLC

2014 MILFORD HARRINGTON HIGHWAY

MILFORD, DE 19863

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

REVISIONS									
NO.	DATE	BY	BY	BY	BY	BY	BY	BY	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT21008
DATE	2025-03-10
DRAWING SCALE	1"=80'
DRAWN BY	EOC
APPROVED BY	AMD

CS2001

SHEET 11 OF 19

TAB 1

APPLICATION

Sussex County Major Subdivision 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)

Standard: ☒

Cluster: ☐

Coastal Area: ☐

Location of Subdivision:

22187 Burton Road, Milton DE (Broadkill Hundred)

Proposed Name of Subdivision:

TAPACHE FARMS

Tax Map #: 235-19.00-7.00 Total Acreage: 24.27 +/-

Zoning: AR-1 Density: 0.86 +/- Minimum Lot Size: 32,670 +/- Number of Lots: 21

Open Space Acres: 6.03 +/-

Water Provider: On-site Wells Sewer Provider: On-site Septics

Applicant Information

Applicant Name: Gator & Associates, LLC | c/o James Grant

Applicant Address: 2014 Milford Harrington Hwy

City: Milford State: DE Zip Code: 19963

Phone #: (302) 593-2266 E-mail: james@grantroofing.com

Owner Information

Owner Name: Gator & Associates LLC

Owner Address: 2014 Milford Harrington Highway

City: Milford State: DE Zip Code: 19963

Phone #: (302) 593-2266 E-mail: james@grantroofing.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Mr. Alan Decktor - Pennoni

Agent/Attorney/Engineer Address: 18072 Davidson Drive

City: Milton State: DE Zip Code: 19968

Phone #: (302) 684-8030 E-mail: adector@pennoni.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 relevant Application Fee (please refer to fees effective July 1, 2022)**
- **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) ☐ **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)
- **51% of property owners consent if applicable**

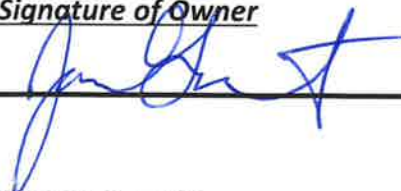
The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

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

Date: _____

Signature of Owner



Date: _____

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

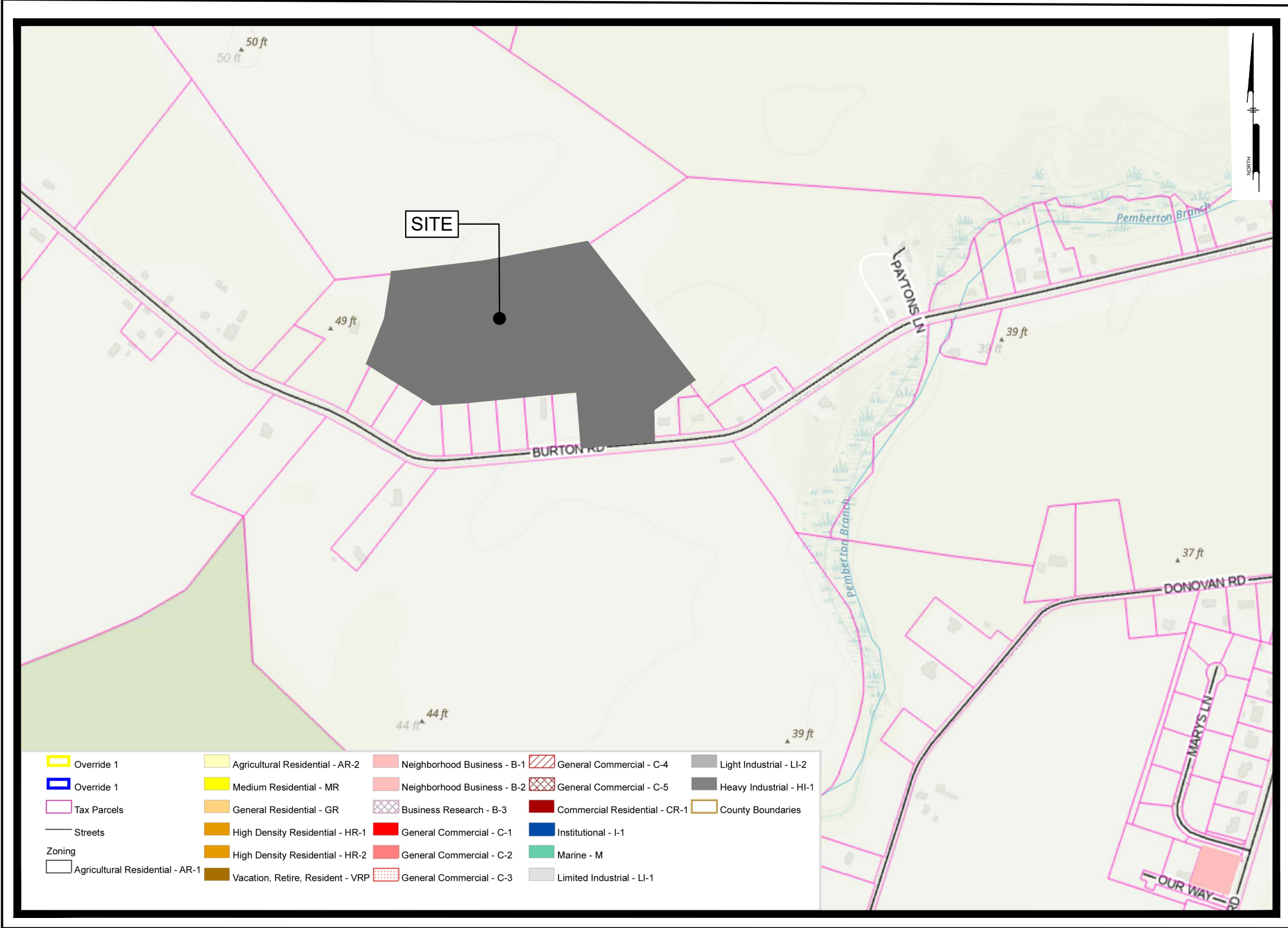
SITE DATA:

1. TAX MAP NUMBER:	235-19.00-7.00
2. OWNER/DEVELOPER:	GATOR & ASSOCIATES LLC. C/O JAMES GRANT 2014 MILFORD HARRINGTON HWY MILFORD, DE 19963 302-684-2266 DEED BK 5733, PG 24
3. TOTAL GROSS AREA:	24.27 ± ACRES
4. SITE ADDRESS:	22187 BURTON ROAD MILTON, DE 19968
5. HUNDRED/COUNTY:	BROADKILL HUNDRED / SUSSEX
6. CURRENT ZONING:	AR-1 AGRICULTURAL RESIDENTIAL
7. PRESENT USE: PROPOSED USE:	AGRICULTURAL DETACHED SINGLE FAMILY DWELLINGS (115-20 A. (1))
8. REQUIRED SETBACKS (B.R.L.): DEPTH OF FRONT YARD (FEET) DEPTH OF CORNER SIDE YARD WIDTH OF SIDE YARD (FEET) DEPTH OF REAR YARD (FEET)	AR-1 (115-25 C.) 30' 15' (115-182 B.) 15' 20'
9. DWELLING UNIT CALCULATIONS: GROSS AREA: PERMITTED LOTS: PROPOSED LOTS:	(115-25 A.) 24.27 AC. 24.27 / 0.75 = 32.36 UNITS 21 UNITS
10. GROSS DENSITY (UNITS/AC.):	1.16
11. REQUIRED LOT SIZE (MIN.) (115-25 A1): WIDTH : DEPTH : AREA : PROPOSED MIN. LOT SIZE: PROPOSED AVERAGE LOT SIZE:	100 FT. 100 FT. 32,670 S.F. (0.75 AC.) 32,750 S.F. 33,722 S.F.
12. WATER SUPPLIER:	PRIVATE - INDIVIDUAL ON-SITE WELLS (DNREC) WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
13. CHAPTER 89 - SOURCE WATER PROTECTION:	A. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA OF "GOOD" GROUND RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
14. SANITARY SEWER PROVIDER:	PRIVATE - INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEM (DNREC)
15. STREETS:	PRIVATE (99-18 D & E.)
16. POSTED SPEED LIMIT (BURTON RD):	50 MPH
17. HENLOPEN TID:	NOT INCLUDED
18. 2019 FUTURE LAND USE MAP:	LOW DENSITY
19. 2020 STATE INVESTMENT AREA:	LEVEL 4
20. MAXIMUM BUILDING HEIGHT (115-25 D.):	42 FEET
21. SITE AREA AND ACREAGE: GROSS ACREAGE: LOT AREA (21 LOTS): PRIVATE ROAD R.O.W.: PERVIOUS - GRASS: IMPERVIOUS - ROAD: IMPERVIOUS SIDEWALK: OPEN SPACE: TOTAL:	24.27 ± AC. 16.24 ± AC. (66.92%) 1.87 ± AC. (7.70%) 0.81 ± AC. 0.91 ± AC. 0.15 ± AC. 6.16 ± AC. (25.38%) 24.27 ± AC.
22. REQUIRED OPEN SPACE (99-21 D.):	REQUIRED 0% OF GROSS AREA (0.00 AC.) PROPOSED OPEN SPACE AREA (6.16 ± AC. (25.38%))
23. EXISTING FORESTED AREA: IMPACTED/REMOVED FORESTED AREA: REMAINING FORESTED AREA:	4.48 ± AC. 4.08 ± AC. 0.39 ± AC.
24. OPEN SPACE AREA BREAKDOWN: LANDSCAPE BUFFER: STORMWATER MANAGEMENT AREA: PASSIVE & ACTIVE OPEN SPACE: TOTAL OPEN SPACE AREA:	2.25 ± AC. (36.50%) 1.59 ± AC. (25.82%) 2.32 ± AC. (37.68%) 6.16 ± AC. (100.0%)
25. NET DEVELOPMENT AREA:	20.43 ± AC.
26. LONGITUDE AND LATITUDE: STATE PLANE COORDINATES:	BENCHMARK #1 LONGITUDE: W 75°21'36.33" LATITUDE: N 38°48'01.11"
27. PROPOSED TOTAL LIMIT OF DISTURBANCE PER DISCHARGE LOCATION:	ON SITE DISCHARGE INFILTRATION BASINS = 24.00 ± AC. OFF SITE DISCHARGE ON TO TAX PARCEL 8.00 ± 0.37 ± AC. OFFSITE DISCHARGE ONTO DITCH ALONG BURON STREET = 3.86± AC.
28. WATERSHED:	BROADKILL RIVER HUC8: 02040207, HUC10: 0204020706
29. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1005020165J, MAP REVISED JANUARY 06, 2005. 100 YEAR FLOODPLAIN ZONE X- UNSHADED WHICH LIES OUTSIDE THE 500 YEAR FLOOD PLAIN.
30. WETLANDS AREA:	0.00 AC.
31. WETLAND AREA IMPACTED:	0.00 AC.
32. STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS:	NOT INCLUDED
33. DATUM:	HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011); VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)
34. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
EvD	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
IgA	INGLESIDE SANDY LOAM, 0 TO 2 PERCENT SLOPES	A

SHEET LIST TABLE		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	PP0001	COVER SHEET
2	PP1000	PRELIMINARY NOTES AND DETAILS
3	PP1001	PRELIMINARY SUBDIVISION KEY SHEET
4	PP1002	PRELIMINARY SUBDIVISION PLAN
5	PP1003	PRELIMINARY SUBDIVISION PLAN

ZONING MAP
Scale: 1" = 600'



TEPACHE FARMS SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
(2024-03)

TM # 235-19.00-7.00

BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

PREPARED FOR:

OWNER/DEVELOPER

GATOR & ASSOCIATES, LLC

2014 MILFORD HARRINGTON HIGHWAY

MILFORD, DE 19963

(302) 593-2266

OWNERS/DEVELOPER
GATOR & ASSOCIATES LLC.
C/O JAMES GRANT, MANAGING MEMBER
2014 MILFORD HARRINGTON HWY
MILFORD, DE 19963

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES, INC.

LANDSCAPE ARCHITECT
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
CAPE HENLOPEN SCHOOL DISTRICT

FIRE DISTRICT
MILTON STATION (85)

POSTAL DISTRICT
MILTON (19968)

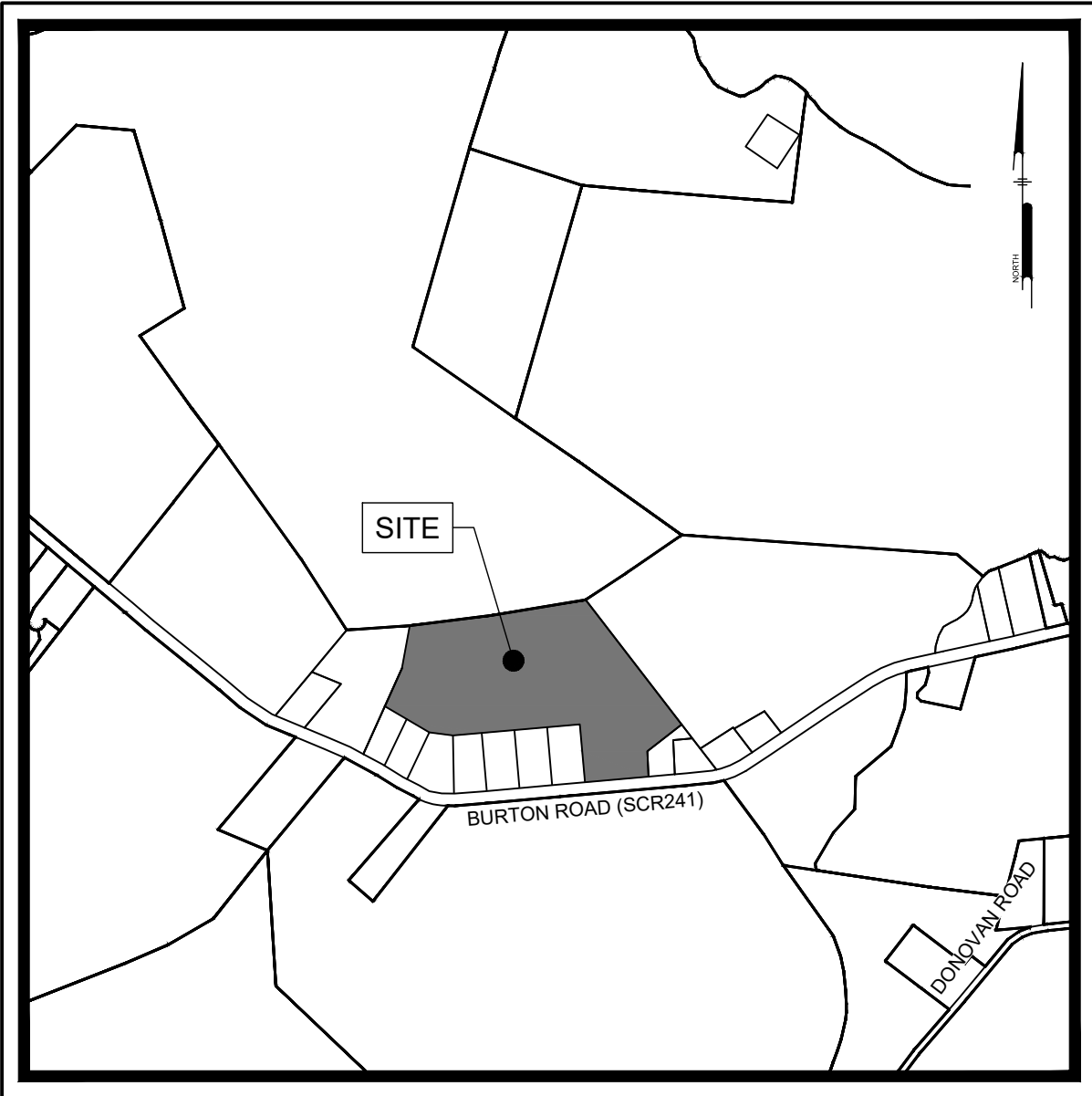
WATER UTILITY
PRIVATE ON-SITE WELL

SEWER UTILITY
PRIVATE ON-SITE DISPOSAL SYSTEM

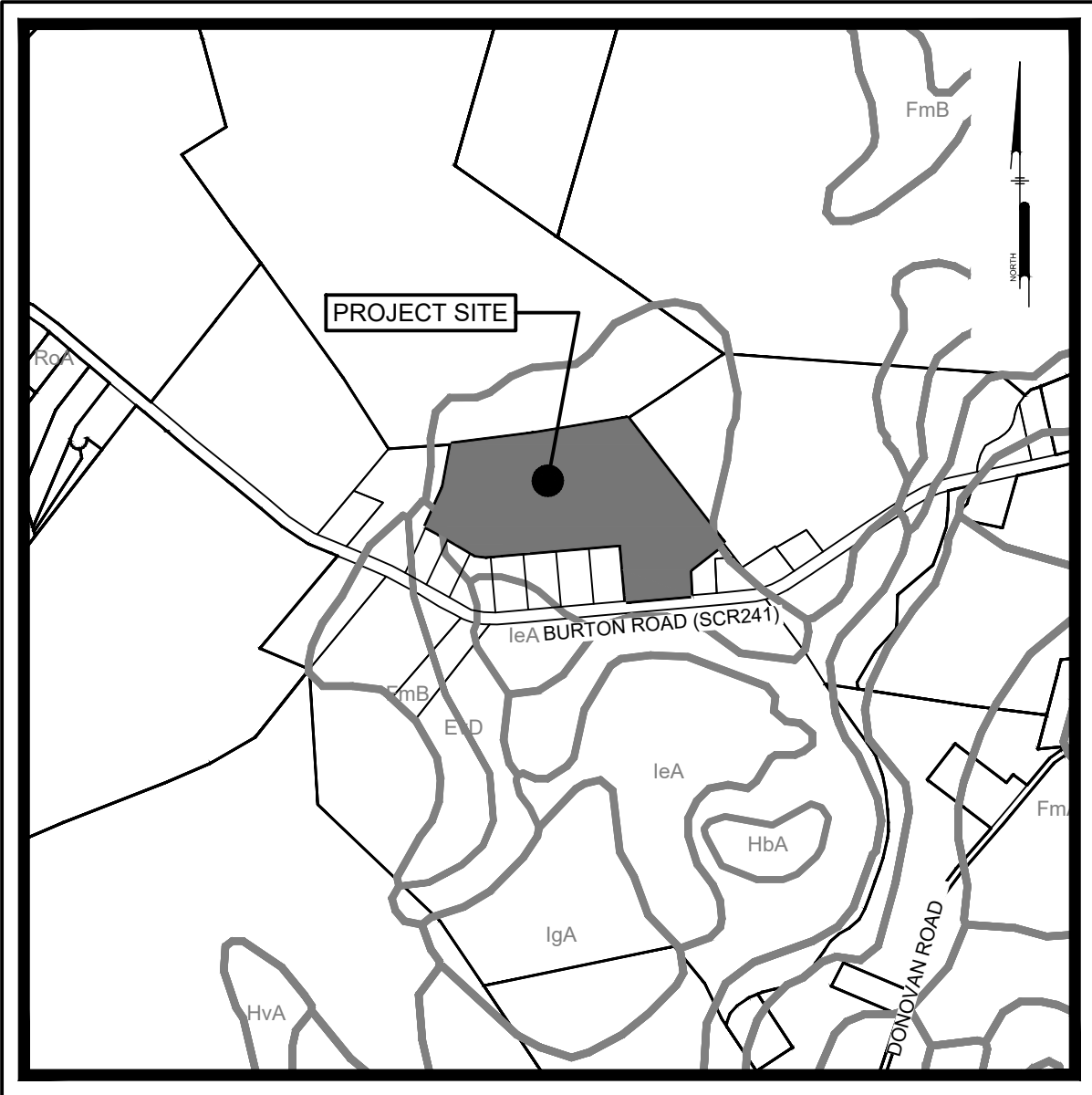
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		2" PAVEMENT OVERLAY
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SPOT ELEVATION
		VEGETATED SWALE
		WELL
		SOIL BORING
		MARKING, HANDICAP PARKING
		LIGHT POLE
		STORMPIPE, INLET, MANHOLE, & FLARED END
		MINOR CONTOUR
		MAJOR CONTOUR
		TREELINE

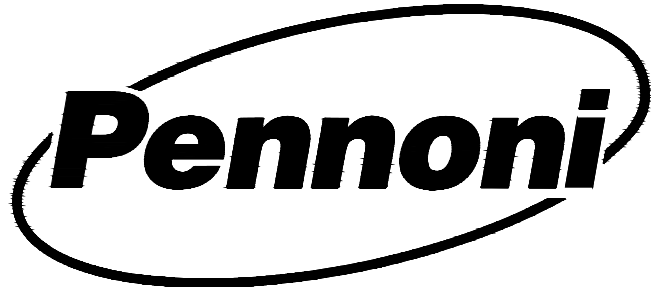
LOCATION MAP
Scale: 1" = 1000'



SOILS MAP
Scale: 1" = 1000'



PREPARED BY:
PENNONI ASSOCIATES INC.



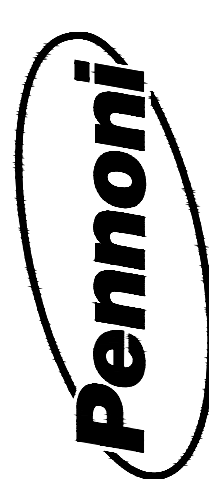
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

TEPACHE FARMS SUBDIVISION

(2024-03)
TAX MAP: 235-19.00-7.00
22187 BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

COVER SHEET

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

NO.	DATE	REVISIONS	BY
1	2024-03-10	REVISED PER COUNTY PAZ COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT21008
DATE	2024-03-11
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD

PP0001

SHEET 1 OF 5

ALL PROPOSED ROADWAYS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

2. THE SUBDIVISION SHALL BE RESTORED TO AN ACTUAL FIELD SURFACE DURING DECEMBER 2024. THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE DEVELOPER AND THE DEVELOPER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

3. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD DATED 2017. THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE DEVELOPER AND THE DEVELOPER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0165, REVISED JANUARY 06, 2005, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE X. UNSHADED.

5. THE PROPOSED EASEMENTS SHOWN ON THIS PLAN ARE BASED ON THE DATA PROVIDED BY THE DEVELOPER AND THE DEVELOPER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

6. (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

7. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

9. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS OBTAINED.

10. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

11. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.

12. SIGNING AND FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF MUTCD.

13. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.

14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT TO BE CONSTRUCTED BEFORE A CONSTRUCTION PERMIT IS OBTAINED.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SATISFACTORY STAND OF GRASS DOES NOT EXCEED THE TRIM OF FINAL INSPECTION BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

16. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

17. ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR 241 WILL BE PERMITTED.

18. ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

19. ALL SINGLE FAMILY DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42' AND SHALL BE BUILT TO BE SEISMIC RESISTANT.

20. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AN STORM WATER MANAGEMENT.

21. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.

22. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:

THE OWNER

SUSSEX CONSERVATION DISTRICT

DELDOT

23. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL, MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS, ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE.

24. ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.

25. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRILLINE AREA OF ANY TREE.

26. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

27. ALL EASEMENTS SHOWN ON THESE PLANS WERE FOUND OR PROVIDED THROUGH LOCAL RESEARCH AND INFORMATION PROVIDED TO US BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

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29. BURDENING THE PROPERTY IS THE RESPONSIBILITY OF THE LANDOWNERS AND WOULD NEED TO BE PRESENTED TO THE CONTRACTOR, DESIGN ENGINEER, SURVEYOR AND LOCAL AGENCIES PRIOR TO BEGINNING CONSTRUCTION. PLANS MAY NEED TO BE ADJUSTED FOR FURTHER APPROVAL IF EASEMENTS BURDENING THE PROPERTY ARE FOUND.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

31. CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED, THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.

32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

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36. THIS PROJECT IS NOT LOCATED WITHIN A WELLHELD PROTECTION AREA PER CHAPTER 89 "SOURCE WATER PROTECTION" OF SUSSEX COUNTY CODE (89-6).

37. THE STREET LIGHTS ARE SHOWN GRAPHICALLY. THE DEVELOPER WILL COORDINATE WITH THE ELECTRIC COMPANY TO INSTALL THE STREET LIGHTS. THE TYPICAL LIGHT APPLICATION USED IS THE COLONIAL LIGHT, 18" IN HEIGHT.

38. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.

39. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CONTRACTOR IN THE FIELD.

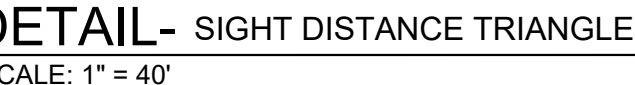
40. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.

41. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISPOSED AT EACH BUSINESS DAY.

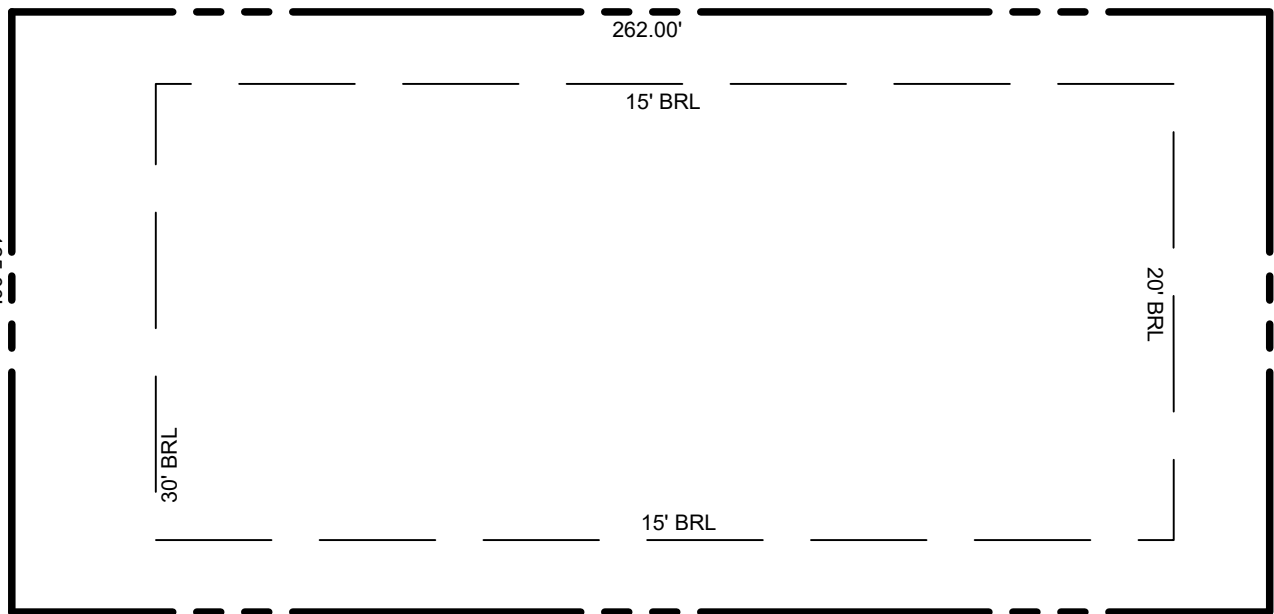
42. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION.

43. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOT OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHERS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS, INCLUDING BUT NOT LIMITED TO, IRRIGATION, FERTILIZATION, AND OTHERS, ARE NOT PROHIBITED, BUT ARE CONDITIONED ON ACCEPTANCE ON ANY ANNOUNCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.

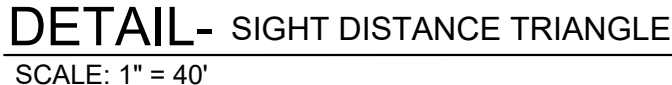
A	ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
B	ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
C	ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
D	PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1555
E	ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
F	ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6" OF WIDTH



1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. 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 SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
5. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
6. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
7. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.



LOT DETAIL
Scale: 1" = 40'



**ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK**

TEPACHE FARMS SUBDIVISION

PRELIMINARY NOTES AND DETAILS

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY

DATE	NO.	REVISED PER COUNTY PAZ COMMENTS	BY
2025-03-10	1		EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT OWNER VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR A SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT JGRNT21008

DATE 2024-03-11

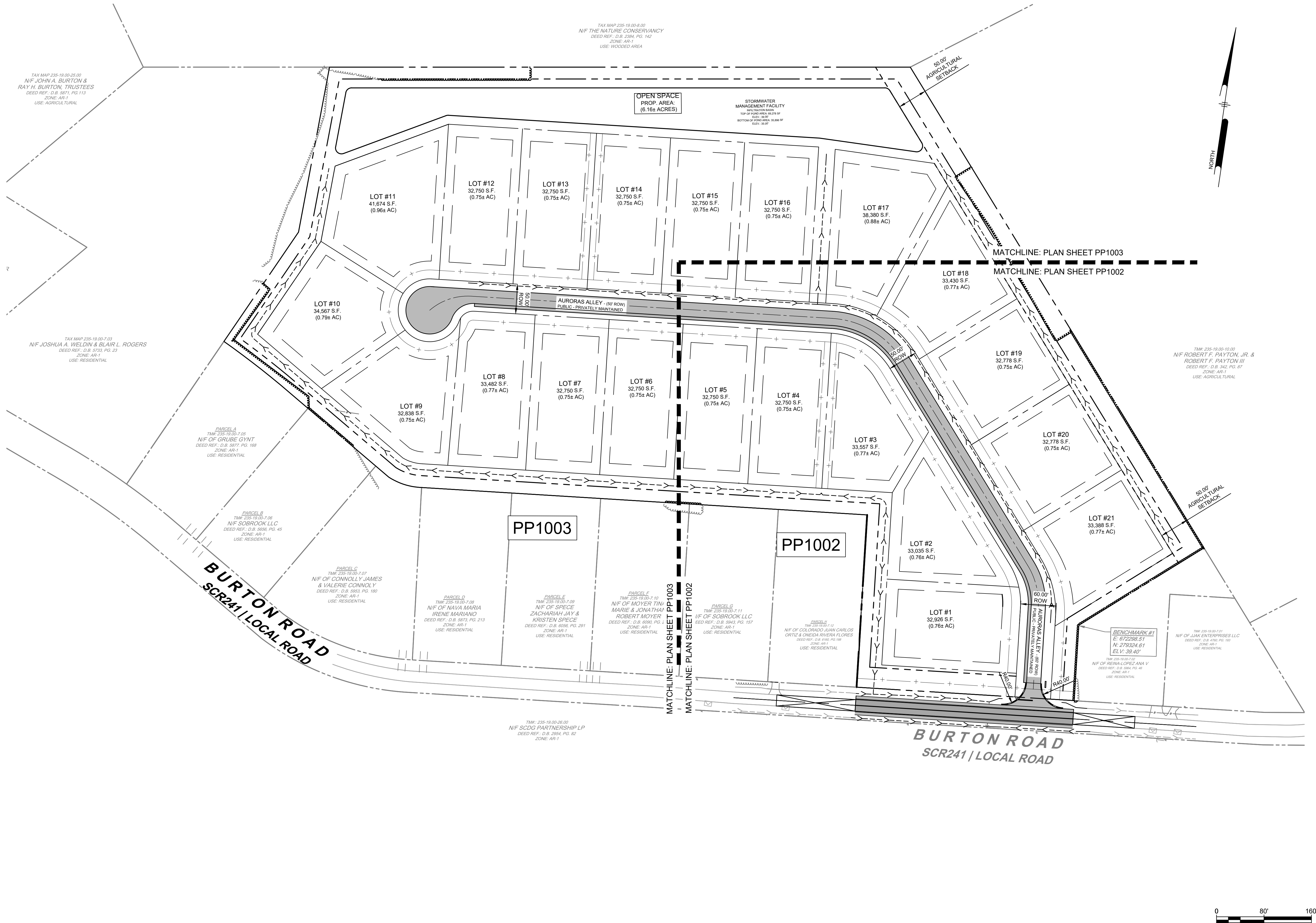
DRAWING SCALE 1"=50'

DRAWN BY _____ EOC _____

DD 1000

PP1000

U:\Account\JGRNT\JGRNT21008 - Burton Road Subdivision\DESIGN SHEET\PP1001.dwg PLOTTED: 6/20/2025 9:50 AM BY: Emmanuel Chikwa PLOTSTYLE: Pennon\NCSub PROJECT STATUS: —



TEPACHE FARMS SUBDIVISION

(2024-03)
TAX MAP: 235-19-00-7-00
22187 BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

PRELIMINARY SUBDIVISION KEY SHEET

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963

DATE	NO.	REVISIONS	BY	EOC
2025-03-10	1	REVISED PER COUNTY PAZ COMMENTS		

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDemnIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT21008
DATE	2024-03-11
DRAWING SCALE	1"=80'
DRAWN BY	EOC
APPROVED BY	AMD

PP1001
SHEET 3 OF 5

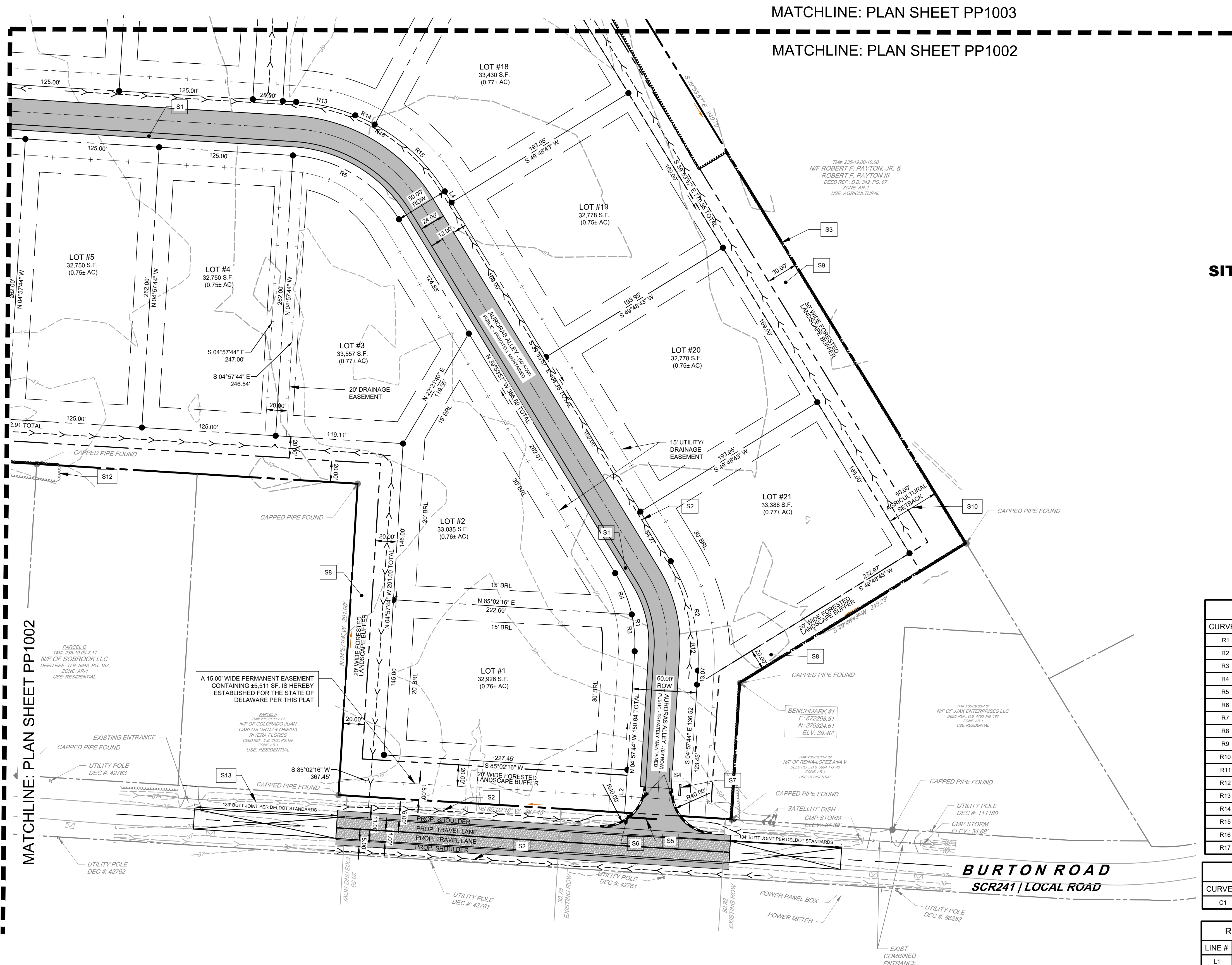
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

MATCHLINE: PLAN SHEET PP1003

MATCHLINE: PLAN SHEET PP1002



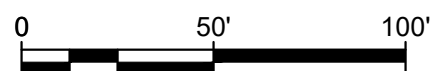
SITE KEYED NOTES

- S1 PROPOSED 5' ASPHALT SIDEWALK
- S2 PROPOSED VEGETATIVE SWALE, TYP.
- S3 PROPOSED TREE LINE
- S4 INTEGRAL PCC CURB AND GUTTER, TYPE 3-6, REFER TO DELDOT STANDARD CONSTRUCTION DETAILS
- S5 PROPOSED 16" WIDE STOP BAR
- S6 PROPOSED STOP SIGN WITH ROADWAY STREET BLADE
- S7 PROPOSED DEVELOPMENT SIGN
- S8 20' WIDE LANDSCAPE BUFFER
- S9 30' WIDE LANDSCAPE BUFFER
- S10 60' WIDE AGRICULTURAL SETBACK
- S11 PROPOSED STORMWATER FACILITY
- S12 EXISTING TREE LINE
- S13 EXISTING DITCH

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R1	125.00'	034°56'13"	76.22'	39.34	75.05'	N 22°25'50" W
R2	175.00'	034°56'13"	106.71'	55.07	105.06'	N 22°25'50" W
R3	125.00'	015°51'43"	34.61'	17.41	34.49'	N 12°53'35" W
R4	125.00'	019°04'30"	41.62'	21.00	41.42'	N 30°21'41" W
R5	125.00'	055°03'47"	120.13'	65.16	115.56'	N 67°25'50" W
R6	25.00'	060°50'51"	26.55'	14.68	25.32'	S 54°36'51" W
R7	25.00'	012°46'12"	5.57'	2.80	5.56'	S 17°48'20" W
R8	53.00'	121°13'54"	112.14'	94.12	92.36'	N 72°02'11" E
R9	53.00'	071°15'03"	65.91'	37.98	61.74'	S 11°43'21" E
R10	53.00'	061°08'06"	56.55'	31.30	53.91'	S 54°28'13" W
R11	25.00'	073°37'02"	32.12'	18.71	29.96'	N 48°13'45" E
R12	175.00'	034°56'13"	106.71'	55.07	105.06'	N 22°25'50" W
R13	175.00'	018°35'03"	56.76'	28.63	56.51'	N 85°40'12" W
R14	175.00'	006°33'06"	20.01'	10.02	20.00'	N 73°06'08" W
R15	175.00'	029°55'38"	91.41'	46.77	90.37'	N 54°51'46" W
R16	175.00'	055°03'47"	168.18'	91.22	161.78'	S 67°25'50" E
R17	53.00'	253°37'02"	234.60'	70.82	84.87'	S 41°46'15" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	69.22'	029°11'39"	35.27'	18.03	34.89'	S 82°04'49" E

ROW LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 85°02'16" W	60.00'
L2	N 04°57'44" W	40.83'
L3	N 85°02'16" E	12.52'
L4	S 39°53'57" E	15.08'



TEPACHE FARMS SUBDIVISION

(2024-03)
TAX MAP: 235-19-00-7-00
22187 BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

PRELIMINARY SUBDIVISION PLAN

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963

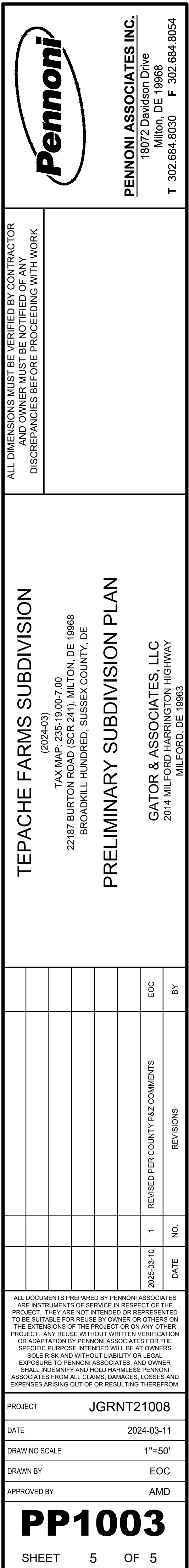
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

PROJECT JGRNT21008
DATE 2024-03-11
DRAWING SCALE 1"=50'
DRAWN BY EOC
APPROVED BY AMD

PP1002
SHEET 4 OF 5



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054



METES AND BOUNDS DESCRIPTION

LANDS NOW OR FORMERLY OF GATOR AND ASSOCIATES, LLC BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

TAX MAP 235-19.00-7.00

All that certain piece, tract, and parcel lying in Broadkill Hundred, Sussex County, Delaware and being more particularly described as follows:

BEGINNING at a point, said point lying on the northerly right-of-way of Burton Road and being a corner for this Parcel and Lands now or formerly of Sobrook, LLC.; thence by and with this Parcel and Lands now or formerly of Sobrook, LLC the following five (5) courses and distances:

- 1) North 04 degrees, 07 minutes, 08 seconds East, 291 feet to a point,
- 2) North 85 degrees, 52 minutes, 52 seconds West, 752.38 feet to a point,
- 3) With a curve to the right, said curve having a radius of 109.22 feet, an arc distance of 58.66 feet and a chord bearing and distance of North 71 degrees, 51 minutes, 39 seconds West, 57.96 feet to a point,
- 4) North 48 degrees, 58 minutes, 04 seconds West, 240.39 feet to a point,
- 5) With a curve to the left, said curve having a radius of 1,530.29 feet, an arc distance of 119.62 feet and a chord bearing and distance of North 51 degrees, 52 minutes, 42 seconds West, 119.59 feet to a point,

said point being a corner for this Parcel and Lands now or formerly of Joshua A. Weldin and Blair L Rogers; thence by and with this Parcel and Lands now or formerly of Joshua A. Weldin and Blair L. Rogers the following two (2) courses and distances:

- 1) North 34 degrees, 54 minutes, 10 seconds East, 223.14 feet to a point,
- 2) North 11 degrees, 14 minutes, 01 seconds East, 282.94 feet to a point,

said point being a corner for this Parcel and Lands now or formerly of the Nature Conservancy; thence by and with this Parcel and Lands now or formerly of The Nature Conservancy, **South 89 degrees, 23 minutes, 59 seconds East, 978.74 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of Robert F. Payton, Jr., and Robert F. Payton, III; thence by and with this Parcel and Lands now or formerly of Robert F. Payton, Jr., and Robert F. Payton, III, **South 30 degrees, 49 minutes, 05 seconds East, 949.70 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of Ana V. Reina Deaguirre and Francisco J. Delgado Soto; thence by and with this Parcel and Lands now or formerly of Ana V. Reina Deaguirre and Francisco J. Delgado Soto the following two (2) courses and distances:

- 1) **South 58 degrees, 53 minutes, 35 seconds West, 248.03 feet to a point,**
- 2) **South 04 degrees, 07 minutes, 08 seconds, 127.44 feet to a point,**

said point being a corner for this Parcel and lying on the northerly right-of-way of Burton Road; thence by and with this Parcel and the northerly right-of-way of Burton Road, **North 85 degrees, 52 minutes, 52 seconds West, 367.45 feet** to a point, said point being the **Point of Beginning** for this description.

This Parcel contains 24.27 acres.



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

NICOLE MAJESKI
SECRETARY

August 19, 2024

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Gator and Associates, LLC c/o James Grant (22187 Burton Road, Milton, DE 19968)** proposed land use application, which we received on May 1, 2024. This application is for an approximate 24.27-acre parcel (Tax Parcel: 235-19.00-7.00). The parcel is located on the north side of Burton Road (Sussex County Road 241) and approximately 4,400 feet west of the intersection of Sand Hill Road (Sussex County Road 319) and Burton Road. The parcel is currently zoned AR-1 (Agricultural Residential District), and the applicant seeks a Subdivision approval to place 21-Single Family homes, on the parcel.

Per the 2023 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Burton Road where the subject land is located, which is from Sand Hill Road to the Thicket Road (Sussex County Road 240A), is 293 of vehicles per day.

Based on our review (ITE Trip Generation Manual 11th edition, LUC 210 / 21 Units), we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse

Page 2 of 2

August 19, 2024

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

Please contact Ms. Annamaria Furmato, at annamaria.furmato@delaware.gov, if you have questions concerning this correspondence.

Sincerely,



Sireen Muhtaseb, PE
TIS Group Manager
Development Coordination

SAM:plm

cc: Gator and Associates, LLC c/o James Grant, Applicant
Lauren DeVore, Sussex County Planning & Zoning
Sussex County Planning & Zoning
David Edgell, State Planning Director, Office of State Planning Coordination
Matt Schlitter, South District Public Works Engineer, Maintenance & Operations
James Argo, South District Project Reviewer, Maintenance & Operations
Tara Summers-Strong, South District Public Works Admin., Maintenance & Operations
Todd Sammons, Assistant Director, Development Coordination, Planning
John Pietrobono, Acting Sussex County Review Coordinator, Development Coordination
Kevin Hickman, Sussex County Subdivision Reviewer, Development Coordination
Derek Sapp, Sussex County Subdivision Engineer, Development Coordination
Thomas Gagnon, Sussex County Subdivision Engineer, Development Coordination
José Quixtan, Sussex County Subdivision Engineer, Development Coordination
Annamaria Furmato, TIS Group Engineer, Development Coordination
Ben Fisher, TIS Group Engineer, Development Coordination

TAB 2

§ 99-9C CODE NOTES

TEPACHE FARMS

§ 99-9. *C. In addition to the other provisions contained within this article, an Applicant for approval of a preliminary plat shall provide that the following criteria are incorporated and addressed in the plat and the manner in which each one is incorporated and addressed through the design of the preliminary plat:*

(1) That the proposed subdivision is integrated into existing terrain and surrounding landscape.

The existing terrain and surrounding landscape is a rural area with $\frac{3}{4}$ acre lots, agricultural and forested areas. The subdivision will be integrated into the existing terrain and surrounding landscape with the maintenance of open space, trees and buffers. Careful attention was directed at the location of the lots to the adjoining properties and adjacent Burton Road. The proposed subdivision will be encompassed by a 20-foot "Forested and/or Landscaped Buffer Strip" subject to the conditions outlined in the Sussex County Subdivision Code, specifically Section 99-5. Further, existing trees on-site were avoided to the extent possible with the design of this subdivision.

(2) That all resources and resource buffers are protected in accordance with Chapters 99 and 115 herein and that floodplains are minimally used.

There are no "Resources" and the property is not within a floodplain as those terms are used and defined in Chapters 99 and 115. This determination was made after Pennoni's team performed both on-site investigations and document review. More specifically, Pennoni performed an on-site preliminary wetland investigation and delineation and determined that there are NO non-tidal wetlands on the property. In addition, Pennoni reviewed mapped soils data, available wetland inventory maps and FEMA maps which also confirmed that there no wetlands on the property.

Based upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated January 6, 2005 Map Number 10005C0165J, the subject property is located in a Zone "X" unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flooding (see FEMA Floodplain Map – MAP SECTION).

(3) That natural and historic features are preserved and forest fragmentation and vegetation and soil removal is minimized. In addition, a forest assessment shall be conducted with a forest assessment report provided with the preliminary plat. If woodlands or mature forests that contain high habitat value are found, these areas shall be conserved to the maximum extent possible.

Pennoni conducted an environmental review field study of the subject property. One of the purposes of the review was to identify the presence of threatened and/or endangered species within the proposed development area through a visual site investigation. In addition to the field study, Pennoni reviewed Federal and State agency databases. The findings of these assessments indicated an absence of threatened and/or endangered species within the area of investigation. This finding was determined through both a visual site reconnaissance (field study) and a database review of the Delaware Department of Natural Resources and

Environmental Control, Division of Fish & Wildlife and Delaware Natural Heritage Program databases. The database review also yielded no State Resource Areas, no Natural Areas, and no Critical Natural Areas within the subject property. Pennoni also reviewed available historical information for indications of past usage that may have had an environmental impact on the site. This historical review included aerial photographs of the site and surrounding vicinity for the following years: 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007 and 2012. Information depicted on aerial photographs indicates active farming of the agricultural field with dwelling and farm structures present.

Forest Assessment:

Tepache Farms' wooded areas are restricted to the northwest and southwest corners of the parcel. Located in the Pine-Oak and Mixed Southern Hardwood Forest communities associated with this region, trees found here are a mixture of the following species: oaks (*Quercus* spp.), hickory (*Carya* spp.), maple (*Acer* spp.), and black cherry (*Prunus serotina*), in addition to pines (*Pinus* spp.) This area provides habitat and resources for various species, and aids in nutrient cycling. The forest appears relatively healthy, though minor invasive species encroachment and evidence of deer browse were noted. Management should focus on preserving hydrologic function, controlling invasives, and enhancing native understory diversity.

The proposed layout of the subdivision takes advantage of the former agricultural fields that make up most of the site. Existing tree areas are avoided to the extent possible, and those that remain will provide buffering to adjacent properties in addition to ecosystem services to Tepache Farms and beyond its boundaries. It is recognized that forests and their soil ecology provide important water quality, air quality and wildlife benefits both for the immediate site and for the region. All standard procedures for tree and erosion control protection will be utilized, minimizing the impact on existing vegetated areas and helping to preserve native soil. Minimal soil removal and only required grade changes will be undertaken during construction of the subdivision to help reduce the impact on tree root zones and preserve the natural state of the existing wooded areas.

(4) That open space and scenic views are preserved.

Approximately 6.03 acres (24.85%) of the project remains as open space which includes approximately 2.14 acres of the site to be planted for the "Forested and/or Landscaped Buffer Strip," as defined in § 99-5, Subsections A through J. The proposed open space exceeds the minimum required open space of "0" acres.

Scenic views for all the lots will be provided to the extent possible through the existing woods remaining as a part of this development as well as the proposed wooded buffers planted with native species that will mature to match the existing mix of hardwoods and softwoods.

(5) That the supply of potable water to future residents of the proposed subdivision is safe and adequate for their use.

All lots will have private, individual on-site wells that will be permitted by DNREC.

(6) That the means and method of sewage disposal are adequately addressed for the proposed subdivision.

All lots will have private, individual on-site septic systems permitted by DNREC.

(7) That the proposed subdivision will not pollute surface water or groundwater.

The project will provide Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels. Best Management Practices (BMPs) have been implemented to the greatest degree practicable to protect sensitive headwaters and other water bodies.

The stormwater management design for Tepache Farms will reduce runoff, mimic natural watershed hydrologic processes, and cause no adverse impact to property. This shall be accomplished by treating runoff at the source, disconnecting impervious surfaces, preserving or enhancing natural flow paths and vegetative cover, conserving or enhancing natural open spaces and riparian areas, and other measures that simulate natural watershed hydrologic processes. The resource protection event design will provide runoff management measures to reduce the volume of stormwater runoff generated on the property, recharge groundwater, minimize impacts to downstream channels from runoff leaving the property, and reduce pollutant loads. The stormwater practices for this project will be designed to manage and treat runoff from precipitation, preventing pollution and improving water quality. These systems utilize various techniques to remove pollutants like sediment, trash, debris, and hydrocarbons, and will also include features for groundwater recharge and peak runoff attenuation.

(8) That the anticipated method of minimization of erosion and sedimentation are adequately identified.

The Preliminary Subdivision Plan identifies the planned steps to minimize erosion and sedimentation. A combination of strategies is proposed, including erosion control measures like revegetation, soil stabilization, and diverting runoff, and sediment control measures like silt fences and sediment basins. These practices help prevent soil loss and keep sediments from entering waterways, protecting water quality and ecosystems. The project, under Delaware's Sediment and Stormwater Regulations, will implement erosion and sediment control measures in phases as construction progresses that will minimize soil disturbance and erosion at any given time. Sediment basins designed and used will create a temporary holding area for sediment-laden water, allowing sediment to settle out before the water is discharged. Sediment fences and barriers will be used to trap soil particles carried in runoff, preventing them from reaching waterways. Diverting runoff away from disturbed

areas will reduce the erosive force of water and prevent sediment from being carried away. This will involve creating diversion ditches or swales to channel water flow. Finally, stabilizing exposed soil surfaces with materials like erosion control blankets, mulch, sod, or rock/rip rap/stone will prevent erosion, especially on slopes or in areas where vegetation is difficult to establish.

(9) That changes to the groundwater levels will be minimized and that groundwater recharge is maximized as a result of the proposed subdivision and that the methods of both are adequately identified. In addition, there will not be increased rates of runoff or increased risk of flooding onto adjoining properties from the design and construction of the proposed subdivision, and the anticipated methods Used to achieve these criteria are adequately identified.

The project is not anticipated to change groundwater levels, and the stormwater management design will enhance groundwater recharge. In addition, there will be reduced risk of runoff and flooding from the property as stormwater best management practices will be used and will reduce total runoff volumes from the developed site through canopy interception, surface recharge, evaporation, engineered infiltration and evapotranspiration which are practices that delay the delivery of stormwater surface discharges. In addition, the use of best management practices will protect public health and safety as these practices eliminate negative impacts of unmanaged areas such as increased risk of flooding, degradation of water quality, increased sedimentation and reduced groundwater recharge. The site is in a good groundwater recharge area.

(10) That area property values will not be adversely affected.

Subdividing land for residential purposes, in compliance with local regulations, generally increases property values by creating attractive and marketable lots. The single-family detached housing proposed in this development will enhance and compliment the natural setting of the community and will increase in value over time. The effect on area property values will only benefit from this style of development.

(11) That any active farmland and tree farming adjacent to the proposed subdivision is adequately preserved through the design and construction of the proposed subdivision.

It is the intent of the applicant to stress the preservation of all agricultural lands which are feasible and worthwhile of such preservation. The applicant has ensured, through its planning and design, that there shall be no negative effect on the agricultural uses or agricultural farmland adjacent to Tepache Farms.

To provide a more generous transition from the adjacent agricultural lands, a 30-foot (in lieu of a 20-foot) "Forested and/or Landscaped Buffer Strip" within a 50-foot Agricultural Buffer, in lieu of the required 50-foot Agricultural Setback for as per Section 99-6 of the Sussex County Subdivision Code, has been provided for this project from the adjacent agricultural field on TM# 235-19.00-10.00. In addition, Open Space has been provided along Burton Road to maintain a rural character and reduce noise conflicts between homes and traffic.

(12) That the Applicant has notified the local school district where the proposed subdivision will be located.

The project will have a positive benefit on schools by generating economic benefits in the form of increased revenues through property taxes. The applicant shall coordinate and cooperate with the local school district's transportation manager to establish a school bus stop area, if the transportation manager deems a stop area necessary or appropriate. At the same time, the expected demographic of the purchaser and impact on the school system is not expected to create any burden from the number of pupils projected to attend the local school district.

(13) That public buildings and community facilities will not be adversely affected by the proposed subdivision.

There are no public buildings or community facilities within the nearby area. However, the proposed development will coexist with other nearby residential areas and provide minimal effects on the quality of life for adjacent land uses.

(14) That the subdivision is either within an established Transportation Improvement District or the subdivision endeavors to maintain the current Delaware Department of Transportation Level of Service on all adjacent roads and intersections after the subdivision is completed and in no event will allow the Level of Service to degrade below a Level of Service D

Tepache Farms is not located in a Transportation Improvement District. The subdivision will not allow the Level of Service to degrade below a Level of Service D. The proposed traffic being generating from the proposed 21 lots is 240 trips (120 entering and 120 exiting) on a daily basis. To support existing traffic and additional traffic from this development, road and entrance improvement plans for this project will be finalized with DelDOT and safe ingress and egress will be constructed.

(15) That the proposed subdivision will be compatible with other area land uses.

The owners and planners carefully reviewed the location of this project and the surrounding area and have endeavored to design and provide a project that integrates with the existing area and provides for appropriate transitions through buffers from the existing adjacent lands. This development provides for low density housing within an area designated for low density on the Future Land Use Map. In addition, the project has been designed to minimize any potential adverse impacts on properties that are adjacent to it.

(16) That there will be safe and efficient vehicular and pedestrian movement within the site and to and from adjacent developed properties with interconnectivity where appropriate.

The subdivision as designed and planned compliments its rural setting with a single road, Auroras Alley, and $\frac{3}{4}$ acre lots. This design is consistent with the surrounding community and is compatible with the aesthetic of the region. Individual lots and a property owned by the Nature Conservancy prevent interconnection on a majority of the Tepache Farms' boundaries.

TAB 3

SOILS



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
21309 Berlin Road, Suite 2
GEORGETOWN, DELAWARE 19947
March 29, 2019

Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

RE: Feasibility Study
Lands of Gator & Associates, LLC, Proposed Tepache Farms Subdivision
Tax Map No.: 235-19.00-7.00, Proposed Lots 1 Through 33

Dear Pennoni Associates, Inc.:

The Department of Natural Resources and Environmental Control (the Department) received a submission from Accent Environmental, LLC (AE) on March 26, 2019, requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submission consists of a report titled "FEASIBILITY STUDY FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL FOR THE PROPOSED SUBDIVISION OF THE LANDS OF GATOR & ASSOCIATES, LLC" prepared by AE and dated March 25, 2019, that summarizes the information collected. The report includes, but is not necessarily limited to, the following information:

- A summary of the study,
- a sketch titled "Map 1: Tepache Farms TM: 235-19.00-7.00" prepared by AE (hereafter referred to as the Plan),
- a sketch titled "Map 2: Tepache Farms – NRCS Soils TM: 235-19.00-7.00" prepared by AE and shows NRCS mapped soil series,
- an untitled, undated, unsigned and unsealed plan showing the conceptual lot layout of the proposed subdivision, including number, area and proposed metes and bounds for each of the proposed lots,
- soil profile notes and the results of infiltration testing, and
- a Sussex County Property Information form as proof of ownership.

Information shown by the Plan includes, but is not limited to, the conceptual lot layout, topography at an apparent 2-foot contour, locations of soil borings, test pits and infiltration tests and locations of wells within 150 feet of the proposed subdivision boundaries. In addition, the Plan shows that one map unit was delineated by AE as related to on-site wastewater treatment and disposal system (OWTDS) feasibility.

Delaware's good nature depends on you!

Background Information

The property is located along the north side of Burton Road (CR 241) about 1.2 miles west of Gravel Hill Road (SR 30). The owner/developer proposes to subdivide the 34± acre parcel into 33 single-family residential building lots ranging in size from 0.50± to 1.55± acres. The 34± acre parcel will hereafter be referred to as the project site. Based on information provided by AE, the majority of the project site during the study was an agricultural field with a wooded perimeter. A dwelling, a barn, an OWTDS and a water supply well are shown by the Plan to be located within the southern portion of the project site.

Soils Investigations by AE and Discussion

Thirty-six soil borings (SB) and two test pits (TP) were performed, logged and submitted by AE as part of the study. One mapping unit, the Gravity map unit, was delineated by AE over the project site.

The Gravity map unit has estimated limiting zones of 60 to > 72 inches below the mineral soil surface suggesting feasibility for full-depth gravity OWTDS. Based solely on hand-estimated physical properties of soils encountered in this map unit, AE estimates a permeability rate of 20 to 50 minutes per inch (MPI). Six constant-head single-ring infiltration tests were performed in the Gravity map unit. The three tests performed at TP 1 had measured rates of from 9 to 13 MPI (average of 11MPI). The three tests performed at TP 2 had measured rates of from 11 to 28 MPI (average of 20 MPI). It is important to note that the Department considers the term percolation rate and infiltration rate to be interchangeable in this case for the purposes of satisfying section 5.3.2.4.

Conclusions

- Based on information collected, analyzed and presented by AE, it appears that proposed lots 1 through 33 as depicted by the Plan have sufficient area to accommodate at least an initial OWTDS as long as judicious and coordinated use of land is exercised and areas delineated as being feasible for OWTDS as depicted by the Plan are accurate.

Site Preparation

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking, flagging or fencing. The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

Future Requirements and Comments

Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

Non-Binding Statement of Feasibility

Based on the information prepared, analyzed and presented by AE, it is the opinion of the Department that the proposed subdivision as shown by the Plan would be feasible for at least an initial OWTDS in accordance with the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised and areas delineated by AE as being feasible for OWTDS as depicted by the Plan are accurate.

The comments in this letter are technical and are not intended to suggest that the Department supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.

Sincerely,



J. Scott Kline
Environmental Scientist

Cc: William Gangloff - AE
file

**FEASIBILITY STUDY FOR ON-SITE WASTEWATER TREATMENT AND
DISPOSAL FOR THE PROPOSED SUBDIVISION OF THE LANDS OF
GATOR & ASSOCIATES, LLC**

SUSSEX COUNTY, DELAWARE

Tax Map 235-19.00 Parcel 7.00

March 25, 2019

Prepared for:

**Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968**

Submitted by:

**William J. Gangloff
Soil Scientist**

**Accent Environmental, LLC
PO Box 788
Millsboro, DE 19966
1-302-352-1700**

Accent Job #: 14-DS19-FS





March 25, 2019

Mr. Scott Kline
DE DNREC GWDS
21309 Berlin Road
Georgetown, DE 19947

Re: Feasibility Investigation for On-Site Wastewater Disposal; Subdivision of the Lands of Gator & Associates, LLC; Sussex County, DE; Tax Map #: 235-19.00-7.00; Tepache Farms

Dear Mr. Kline,

Enclosed you will find the On-Site Wastewater Treatment and Disposal Feasibility Report for the proposed Subdivision of the Lands of Gator & Associates, LLC. Soil profile locations, soil percolation test locations, interpretive mapping delineations, proposed lot lines, topography (2 foot intervals), and other pertinent features are shown on the enclosed Map 1. Within the report, soil boring summary information is presented in Appendix A, infiltration testing results are presented in Appendix B and additional information appears in Appendix C.

Pennoni Associates, Inc. provided the preliminary subdivision plan and surveying for the project. The developer intends to develop the property with individual on-site wastewater treatment and disposal systems and individual wells. The subdivision layout, as proposed, contains less than 50 lots.

If you need additional information or have any questions regarding this report, please feel free to call me at 1-302-352-1700.

Sincerely,
For Accent Environmental, LLC

William J. Gangloff
Soil Scientist

Enclosed: Feasibility Report, Map 1, Map 2 and Appendices A, B, and C

**PO BOX 788
MILLSBORO, DE 19966
PHONE: 1-302-352-1700
FAX: 1-302-371-0091**

INTRODUCTION

Pennoni Associates, Inc. retained Accent Environmental, LLC (AE) to complete a Soil Feasibility Study for On-Site Wastewater Treatment and Disposal Systems (OWTDS) on lands identified as Sussex County Tax Map Parcel 235-19.00-7.00 and located along the north side of Burton Road (CR 241), west of Gravel Hill Road (SR 30). The current property owner is Gator Associates, LLC. The area under investigation is approximately 34± acres and the name of the project is Tepache Farms subdivision (previously Burton Road).

The study area is located within the Wagamons Pond watershed (HUC 020402070601). There are no commercial wells, well head protection areas, right-of-ways or storm water management features within 150 feet of the suitable disposal areas. There are no wetlands within the parcel.

The preliminary Subdivision Plan prepared by Pennoni Associates, Inc. includes 33 single-family residential lots. Lot sizes are proposed to be a minimum of 21,793 square feet (~0.5 acres) with the maximum lot occupying 67,347 square feet (~1.55 acres). Average lot size is 24,008 square feet (~0.55 acres) (**Table 1**). The preliminary plan proposes a stormwater structure in the northeast portion of the study area. All lots will be served by individual on-site wastewater treatment and disposal systems (OWTDS) and individual wells.

Table 1. Summary lot information for Tepache Farms (235-19.00-7.00).					
Lot	Acres	Square Feet	Lot	Acres	Square Feet
1	0.52	22,460	18	0.50	21,800
2	0.50	21,800	19	0.50	21,800
3	0.50	21,800	20	0.50	21,800
4	0.50	21,800	21	0.50	21,800
5	0.50	21,797	22	0.57	24,830
6	0.50	21,797	23	0.50	21,834
7	0.50	21,800	24	0.50	21,800
8	0.50	21,800	25	0.50	21,800
9	0.50	21,800	26	0.50	21,800
10	0.50	21,841	27	0.50	21,831
11	0.80	34,891	28	0.67	29,317
12	0.50	21,793	29	0.50	21,896
13	0.50	21,800	30	0.53	22,944
14	0.50	21,800	31	0.52	22,665
15	0.50	21,800	32	0.52	22,631
16	0.50	21,797	33	1.55	67,347
17	0.50	21,799			

Field work was conducted in February and March of 2019 by William Gangloff, D-4455. Soil borings were excavated on a 200 x 200 foot grid; boring number 11 was moved due to the existence of a structure. Site topography was obtained from readily available sources. The locations of soil profile descriptions, property boundary, site

topography, adjacent well(s), and other pertinent features are shown on the soil feasibility for on-site wastewater treatment and disposal plan prepared by AE (**Map 1**).

A total of 36 profile descriptions were recorded to assess soil/site suitability for OWTDS; an additional 2 test pits were described. Soil boring summary data are provided in **Appendix A**. Six constant head, single-ring infiltration tests were conducted to assess soil permeability conditions. Infiltration testing results are presented in **Appendix B**. Additional information is presented in **Appendix C**.

EXISTING SITE CHARACTERISTICS

The majority of the parcel is an agricultural field with a wooded perimeter. The northwest and southwest corners of the parcel are wooded. There is a dwelling and barn in the south, central portion. There is a dwelling adjacent to the southeast corner and another dwelling to the west of the parcel. Areas north and west of the parcel are wooded; south and east are primarily agricultural.

The USGS Topographic Milton Quadrangle identifies topography in the area to be approximately 40 feet above sea level. Relative elevations are higher along the western portion of the study area. The study area generally slopes towards the east and in the direction of Pemberton Branch.

The soils within the flatter, eastern portion of the parcel are primarily influenced by the Lynch Heights Formation based on available information from the Delaware Geological Survey. The Lynch Heights Formation was deposited during the Late Pleistocene Epoch. It is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits.

The Beaverdam formation is associated with the wooded, backslope landscape positions within the western portion of the parcel. The Beaverdam Formation was deposited during the Late Pliocene. The heterogeneous sediments of the Beaverdam are typical of either fluvial or estuarine environments.

The US Department of Agriculture Web Soil Survey identifies soils in the area as being well drained to excessively drained with moderately to rapidly permeable subsoil. The Ingleside sandy loam and loamy sand soil series are mapped across most of the study area (**Map 2**). There are also inclusions of Evesboro, Rosedale and Fort Mott loamy sand mapped along the western portion of the parcel.

The observed typical soil profiles were characterized by a loamy sand mantle of variable thickness overlying sandy loam to sandy clay loam argillic horizons; parent materials were loamy sands. Typical soil horizons exhibited weak to moderate structure and were friable to very friable. Free water was not observed within 72 inches of the soil surface (**Appendix A, Appendix C**).

One interpretive mapping unit (i.e. Gravity) was utilized for this investigation based on soil suitability for OWTDS. Soils within the Gravity unit have limiting zones ranging from 60 to >72 inches.

PERMEABILITY CONSIDERATIONS

The DNREC policy for permeability estimates for OWTDS design is based on the least permeable horizon in the upper 60 inches of the soil profile. Estimates of soil permeability may be determined by field evaluation of soil texture and structure/consistence in conjunction with permeability rates provided in the DNREC regulations. A representative number of permeability tests are required for the Feasibility Study/Preliminary subdivision approval process.

Six constant head, single ring infiltration tests were conducted to evaluate soil permeability conditions. Infiltration tests were conducted in the argillic horizon or the most hydraulically restrictive soil horizon within 60 inches of the soil surface. William Gangloff (D-4455) conducted the tests on March 8, 2019 and the data are presented in **Appendix B**.

Infiltration rates ranged from rapid to moderately rapid at Test Pit 1; the range was 9 to 13 minutes per inch (MPI) with an average of 11 MPI. The field estimate for Test Pit 1 was 40 MPI.

Infiltration rates ranged from moderately rapid to moderate at Test Pit 2; the range was 11 to 28 MPI with an average of 20 MPI. The field estimate for Test Pit 2 was 40 MPI. Recommended permeability estimates during individual site evaluations should be conservative and range from 30 to 40 MPI.

DISPOSAL SYSTEM RECOMMENDATIONS AND SUMMARY

A 100 foot isolation distance is required between an on-site well and an OWTDS. The isolation distance to public supply wells is 150 feet. Other isolation distances to consider on individual lots include storm water management swales, ditches, ponds, and other watercourses.

The soil boring density utilized during individual Site Evaluations is more intense than the current preliminary, feasibility study. Therefore, it is recommended that individual site evaluations be conducted on all lots prior to final plat recordation or financial transactions to ensure there is area available for both initial and replacement systems.

In addition, it will be important to protect proposed disposal areas from accidental soil compaction during subdivision and individual lot development. Heavy equipment should be restricted to designated roadways and substantial barriers should be placed around proposed disposal areas.

To avoid accidental soil compaction and disturbance during subdivision and individual lot development, a barrier should be placed around proposed disposal areas. It is the developers' responsibility to protect all potential disposal system areas from disturbance and compaction.

It is likely that nearly level and gently sloping areas may be cut off from the natural surface drainage by manmade features. Impervious area may increase surface runoff to these areas. It will be important that final grading around the disposal areas minimize surface water collection over the system so system failure does not occur.

The findings of this investigation are based on visual inspections made at the site and information collected to meet the DNREC requirements of Section 5.2.2 of the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems (amended January 11, 2014). This investigation was performed in compliance with these regulations and is preliminary in nature. Site conditions may change, and data collected during detailed individual Site Evaluations can change the conclusions presented in the report.

Appendix A. Soil boring summary information.

Soil Profile ID	Limiting Zone	Free Water	Infiltration Est.	Taxon	System Type
	-----inches-----		---min/inch---		
sb 1	>72	>72	20	Typic Udipsamments	Gravity
sb 2	>72	>72	35	Arenic Hapludults	Gravity
sb 3	>72	>72	35	Arenic Hapludults	Gravity
sb 4	>72	>72	50	Arenic Hapludults	Gravity
sb 5	64	66	40	Arenic Hapludults	Gravity
sb 6	>72	>72	20	Typic Udipsamments	Gravity
sb 7	60	58	20	Typic Udipsamments	Gravity
sb 8	>72	>72	40	Arenic Hapludults	Gravity
sb 9	>72	>72	35	Arenic Hapludults	Gravity
sb 10	>72	>72	20	Typic Udipsamments	Gravity
sb 11	>72	>72	40	Arenic Hapludults	Gravity
sb 12	>72	>72	20	Typic Udipsamments	Gravity
sb 13	>72	>72	35	Arenic Hapludults	Gravity
sb 14	>72	>72	35	Arenic Hapludults	Gravity
sb 15	>72	>72	35	Arenic Hapludults	Gravity
sb 16	>72	>72	45	Arenic Hapludults	Gravity
sb 17	>72	>72	40	Arenic Hapludults	Gravity
sb 18	>72	>72	40	Arenic Hapludults	Gravity
sb 19	>72	>72	35	Arenic Hapludults	Gravity
sb 20	>72	>72	35	Arenic Hapludults	Gravity
sb 21	60	62	30	Arenic Hapludults	Gravity
sb 22	>72	>72	40	Arenic Hapludults	Gravity
sb 23	>72	>72	40	Arenic Hapludults	Gravity
sb 24	>72	>72	30	Arenic Hapludults	Gravity
sb 25	>72	>72	40	Arenic Hapludults	Gravity
sb 26	>72	>72	20	Typic Udipsamments	Gravity
sb 27	>72	>72	40	Arenic Hapludults	Gravity
sb 28	>72	>72	20	Typic Udipsamments	Gravity
sb 29	>72	>72	40	Typic Hapludults	Gravity
sb 30	>72	>72	45	Arenic Hapludults	Gravity
sb 31	>72	>72	20	Typic Udipsamments	Gravity
sb 32	60	63	40	Arenic Hapludults	Gravity
sb 33	68	>72	40	Arenic Hapludults	Gravity
sb 34	60	60	40	Arenic Hapludults	Gravity
sb 35	60	61	40	Arenic Hapludults	Gravity
sb 36	60	62	20	Typic Udipsamments	Gravity
TP 1	74	77	40	Arenic Hapludults	Gravity
TP 2	76	80	40	Arenic Hapludults	Gravity

Appendix B. Infiltration testing summary

Test ID	Pit 1 Test 1	1" head		Test ID	Pit 1 Test 2	1" head		Test ID	Pit 1 Test 3	1" head	
Depth:	28			Depth:	31 inches			Depth:	31 inches		
Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference
830a				830a				830a			
930a		3		930a		10.5		930a		0	
	10	29.2	26.2		10	42.8	32.3		10	29	29
		53.3	24.1			76	33.2			60.5	31.5
		78				Gap/Fill				Gap/Fill	
		Gap/Fill				1				1.5	
		0				26.5	25.5			28.5	27
		20.2	20.2			52.3	25.8			53.5	25
		39.2	19			78	25.7			Gap/Fill	
		59.2	20			Gap/Fill				0	
		78	18.8			7				22	22
		Gap/Fill				36.5	29.5			43.5	21.5
		7				65.7	29.2			64.5	21
		27	20			Gap/Fill				Gap/Fill	
		45.9	18.9			1				1.2	
		64.9	19			26	25			22.2	21
		Gap/Fill				51	25			43.5	21.3
		3				76	25			64.5	21
		21	18								
		39.1	18.1								
		57.1	18								
Steady State drop:		18		Steady State drop:		25		Steady State drop:		21	
Volume (cm3):		633.96		Volume (cm3):		880.5		Volume (cm3):		739.62	
cm drop:		2.018981		cm drop:		2.80414		cm drop:		2.355478	
cm/min:		0.201898		cm/min:		0.280414		cm/min:		0.235548	
cm/h:		12.11389		cm/h:		16.82484		cm/h:		14.13287	
in/h:		4.769246		in/h:		6.623953		in/h:		5.564121	
mpi:		13		mpi:		9		mpi:		11	
Test ID	Pit 2 Test 1	1" head		Test ID	Pit 2 Test 2	1" head		Test ID	Pit 2 Test 3	1" head	
Depth:	24 inches			Depth:	24 inches			Depth:	23 inches		
Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference
12p				12p				12p			
1p	10	19.7		1p	10	29.5		1p	10	27	
		54.5	34.8			42.3	12.8			36.7	9.7
		Gap/Fill				54.7	12.4			46.2	9.5
		3				67	12.3			55.5	9.3
		31.2	28.2			Gap/Fill				Gap/Fill	
		59	27.8			1.5				2.7	
		Gap/Fill				13.5	12			12.4	9.7
		2				25.3	11.8			21.8	9.4
		24.3	22.3			37.2	11.9			31.2	9.4
		46.7	22.4			49.3	12.1			40.7	9.5
		69	22.3			61.4	12.1			50	9.3
		Gap/Fill				Gap/Fill				59.3	9.3
		2				2.8				Gap/Fill	
		22.8	20.8			14.2	11.4			6.5	
		43.5	20.7			25.5	11.3			14.4	7.9
		64.2	20.7			36.5	11			22.2	7.8
		Gap/Fill								30.2	8
		2									
		21.7	19.7								
		41.3	19.6								
Steady State drop:		20		Steady State drop:		11		Steady State drop:		8	
Volume (cm3):		704.4		Volume (cm3):		387.42		Volume (cm3):		281.76	
cm drop:		2.243312		cm drop:		1.233822		cm drop:		0.897325	
cm/min:		0.224331		cm/min:		0.123382		cm/min:		0.089732	
cm/h:		13.45987		cm/h:		7.40293		cm/h:		5.383949	
in/h:		5.299162		in/h:		2.914539		in/h:		2.119665	
mpi:		11		mpi:		21		mpi:		28	

Appendix C. Additional information



March 25, 2019

Mr. Alan Decktor
Pennoni Associates Inc
18072 Davidson Drive
Milton, DE 19968

**RE: Summary of soils investigation for stormwater infiltration structure; Burton Road (CR 241)
Sussex County, DE, TM: 235-19.00-7.00;**

Mr. Decktor:

Accent Environmental, LLC was contracted to perform single ring infiltration testing for one proposed stormwater infiltration structure. Field work took place in February and March, 2019. Three soil borings were excavated and a detailed soil pit description was also performed within the proposed management area identified by Pennoni Associates, Inc. Results indicated the proposed management areas are suitable for an infiltration structure.

The 34 acre parcel is located on the north side of CR 241 (Burton Road). The majority of the parcel is an agricultural field with a wooded perimeter. The northwest and southwest corners of the parcel are wooded. There is a dwelling and barn in the south, central portion. There is a dwelling adjacent to the southeast corner and another dwelling to the west of the parcel. Areas north and west of the parcel are wooded; south and east are primarily agricultural. There are no wetlands within the study area and there are no commercial wells or well head protection areas within 150 feet of the proposed structure.

The study area is located within the Wagamons Pond watershed (HUC 020402070601). The USGS Topographic Map Harbeson Quadrangle identifies topography in the area to be approximately 40 feet above sea level. The soils within the proposed structure are primarily influenced by the Lynch Heights Formation based on available information from the Delaware Geological Survey. The Lynch Heights Formation was deposited during the Late Pleistocene Epoch. It is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits.

The US Department of Agriculture Web Soil Survey identifies soils in the parcel as being well drained to excessively drained with moderately to rapidly permeable subsoil. The study area is mapped as Ingleside sandy loam (**Map 1**). There are also inclusions of Evesboro, Rosedale and Fort Mott loamy sand mapped along the western portion of the parcel.

Three single ring tests were conducted within the proposed structure and test location is presented on the enclosed map. Single ring infiltration testing was performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs. Results from single ring tests are summarized in **Table 1** and **Appendix A**; detailed soil boring/test pit data are also enclosed (**Appendix A**).

The depth to seasonal high water table (SHWT) is estimated as the depth to groundwater (free water) for a sustained 2 week period, typically present at the peak of the wet season (i.e. end of March).



Depth to the SHWT is estimated based on the depth to low chroma redoximorphic soil features. The average water table depth (AVG) is estimated as the depth to groundwater for more than 6 months of the year. The depth to free water (FW) is presented as the depth to groundwater at the time of the investigation. Groundwater and saturation levels may be higher (spikes) than the depths/ elevations specified during significant, single storm events and compound events.

The soils encountered during this investigation correspond to the well drained, Fort Mott loamy sand. Seasonal high water table estimates ranged from 65 to 74 inches beneath the soil surface. The measured infiltration rate (MIR) ranged from 4.8 to 6.6 inches per hour. The design infiltration rate (DIR), as defined by the Division of Soil and Water Conservation, has a safety factor of 2.0.

All Federal, State, and Local permits must be obtained pertaining to the use of the evaluated area as an infiltration structure. It is recommended that construction activities in the vicinity of the proposed infiltration structure are conducted during low moisture conditions, typically late spring to late fall. It is further recommended that traffic from heavy machinery and excavation equipment be minimized in the area of the infiltration structure to prevent mass soil disturbance and compaction.

Feel free to contact me if you need additional information or have any questions concerning this information.

Sincerely,
for Accent Environmental, LLC

William J. Gangloff, PhD

DE Class D Evaluator #4455
ARCPACS CPSS #24747
VA Professional Soil Scientist

Enclosures: Map 1, Appendix A



Table 1. Summary of single ring infiltration data for stormwater infiltration structure design.							
Prepared for Pennoni Associates, Inc. TM: 235-19.00-7.00							
Test Pit/ Boring	SHWT ¹	AVG ²	FW ³	Test	Test Depth	MIR ⁴	DIR ⁵
	----- inches -----				-- inches --	----- inches / hour -----	
TP 1	74	86	77				
				1	28	4.8	2.4
				2	31	6.6	3.3
				3	31	5.6	2.8
SW 1	65	na	65				
SW 2	>72	na	>72				
SW 3	>72	na	>72				
1 Depth to Seasonal High Water Table							
2 Depth to Average Water Table							
3 Depth to Free Water							
4 Measured Infiltration Rate							
5 Design Infiltration Rate							

Appendix A: Infiltration Data & Soil Profile Data

Test ID	Pit 1 Test 1	1" head		Test ID	Pit 1 Test 2	1" head		Test ID	Pit 1 Test 3	1" head	
Depth:	28			Depth:	31 inches			Depth:	31 inches		
Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference	Start Time	Interval (m)	Drop (cm)	Difference
830a				830a				830a			
930a		3		930a		10.5		930a		0	
	10	29.2	26.2		10	42.8	32.3		10	29	29
		53.3	24.1			76	33.2			60.5	31.5
		78				Gap/Fill				Gap/Fill	
		Gap/Fill				1				1.5	
		0				26.5	25.5			28.5	27
		20.2	20.2			52.3	25.8			53.5	25
		39.2	19			78	25.7			Gap/Fill	
		59.2	20			Gap/Fill				0	
		78	18.8			7				22	22
		Gap/Fill				36.5	29.5			43.5	21.5
		7				65.7	29.2			64.5	21
		27	20			Gap/Fill				Gap/Fill	
		45.9	18.9			1				1.2	
		64.9	19			26	25			22.2	21
		Gap/Fill				51	25			43.5	21.3
		3				76	25			64.5	21
		21	18								
		39.1	18.1								
		57.1	18								
Steady State drop:	18			Steady State drop:	25			Steady State drop:	21		
Volume (cm3):	633.96			Volume (cm3):	880.5			Volume (cm3):	739.62		
cm drop:	2.018981			cm drop:	2.80414			cm drop:	2.355478		
cm/min:	0.201898			cm/min:	0.280414			cm/min:	0.235548		
cm/h:	12.11389			cm/h:	16.82484			cm/h:	14.13287		
in/h:	4.769246			in/h:	6.623953			in/h:	5.564121		
mpi:	13			mpi:	9			mpi:	11		

Soil Profile ID	Limiting Zone	Free Water	Infiltration Rate	Taxon	System Type
	-----inches-----		Estimate		
TP 1	74	77	Moderate	Arenic Hapludults	GRAVITY
SW 1	65	65	Moderate	Arenic Hapludults	GRAVITY
SW 2	>72	>72	Moderate	Arenic Hapludults	GRAVITY
SW 3	>72	>72	Moderate	Arenic Hapludults	GRAVITY

Soil Profile Notes

Tax Map #: 235-19-7
Job Number: 14-DS19-FS
Client / Location: PENNONI / BURTON

Date: 3/8/2019



Accent Environmental, LLC
PO Box 788
Millsboro, DE 19966
www.aedelmara.com

Evaluated by or under the supervision of William Gangloff, DE license # D-4455; ARCPACS CPSSc/CPAg # 24747; VA CPSSc

Profile #:

TP 1

Soil Boring or Test Pit

Relief:

FLAT

Slope:

0-1%

74 inch Depth to Limiting Zone

77 inch Depth to Free Water

40 MPI Estimated Permeability

OH Utilities: Y / N

Vegetation:

AG SUBURB / GRASS

Notes:

Soil Classification:

ARENIC / HPWALTS

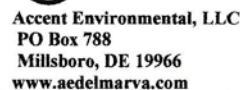
Horizon	Depth	Colors		Redox Desc.	Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.				
<u>A_p</u>	<u>0-9</u>	<u>10YR³/3</u>	<u>NONE</u>	<u>NONE</u>	<u>LS</u>	<u>1FGR</u>	<u>VFR</u>	
<u>E</u>	<u>9-24</u>	<u>10YR⁵/4</u>	<u>"</u>	<u>"</u>	<u>LS</u>	<u>1FGR</u>	<u>VFR</u>	
<u>B_e</u>	<u>24-36</u>	<u>7.5YR⁵/6</u>	<u>"</u>	<u>"</u>	<u>SCL</u>	<u>1MSBK</u>	<u>FR</u>	
<u>C₁</u>	<u>36-50</u>	<u>10YR⁴/6</u>	<u>"</u>	<u>"</u>	<u>SL⁻</u>	<u>M</u>	<u>FR</u>	
<u>C₂</u>	<u>50-74</u>	<u>10YR⁷/4</u>	<u>"</u>	<u>"</u>	<u>LS</u>	<u>M</u>	<u>VFR</u>	
<u>C₃</u>	<u>74-86</u>	<u>10YR⁷/3</u>	<u>10YR⁶/8</u>	<u>F₄₂P</u>	<u>LS</u>	<u>M</u>	<u>VFR</u>	
<u>C₄</u>	<u>86-90</u>	<u>10YR⁷/1</u>	<u>10YR⁴/8</u>	<u>F₄₂P</u>	<u>LFS</u>	<u>M</u>	<u>VFR</u>	

Site Evaluator's Signature:

WG

Tax Map #: 235-19.00-7.00
Job Number: 14-2519-F3
Client / Location: PENNON / BELTON

Date: 2/27/2019



Evaluated by or under the supervision of William Gangloff, DE license # D-4455; ARCPACS CPSSc/CPAg # 24747; VA CPSSc

Profile #: SW-1

Soil Boring or Test Pit

Relief: *Flt*

Slope: $0 - \frac{0}{1}$

65 inch Depth to Limiting Zone

Vegetation:

AG STUBBLE / CRESS

65 inch Depth to Free Water

Notes:

30 MPI Estimated Permeability

OH Utilities: **Y** / **N**

Soil Classification:

ARON HANSEN

[illegible]

Site Evaluator's Signature: _____

WGSB

[illegible]

Tax Map #: 235-19.00-7.00
Job Number: 14-DS19-FS
Client / Location: Pennon / Burton

Accent Environmental, LLC
PO Box 788
Millsboro, DE 19966
www.aedelmarya.com

Evaluated by or under the supervision of William Gangloff, DE license # D-4455; ARCPACS CPSSc/CPAg # 24747; VA CPSSc

Profile #: SW-3

Soil Boring or Test Pit

Relief: Flat

Slope: $0 - 1/6$

72 inch Depth to Limiting Zone

Vegetation: AL STUBBLE / GRASS

72 inch Depth to Free Water

Notes:

40 MPI Estimated Permeability

OH Utilities: **Y** / **N**

Soil Classification:

ARENIC HARVAULTS

[illegible]

Site Evaluator's Signature: _____

Wg. 4/6

FW=77" *g@98*

[illegible][illegible]

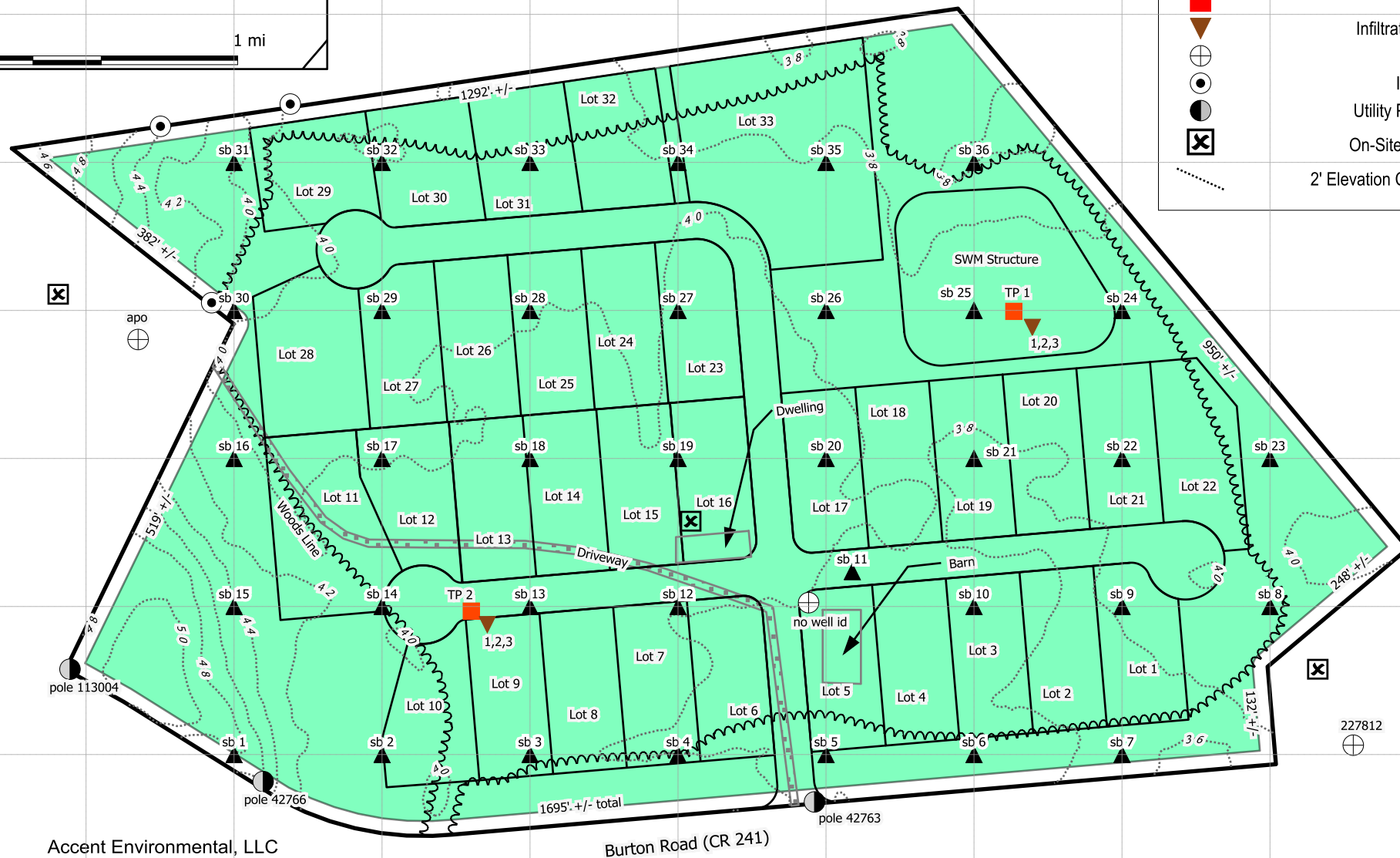
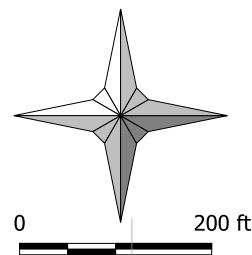
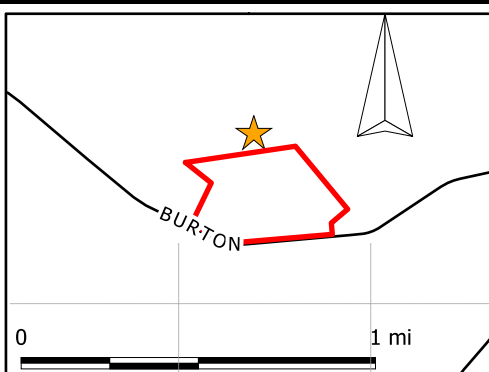
CgC
85
FW=
80

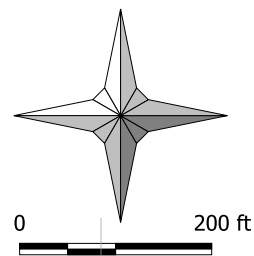
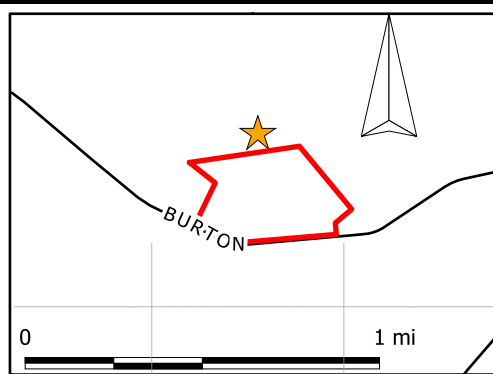
Map 1: Tepache Farms

TM: 235-19.00-7.00

Job: 14-DS19-FS

-  Gravity Disposal Area
-  Soil Boring
-  Test Pit
-  Infiltration Test
-  Well
-  Iron Pipe
-  Utility Pole/Box
-  On-Site System
-  2' Elevation Contours





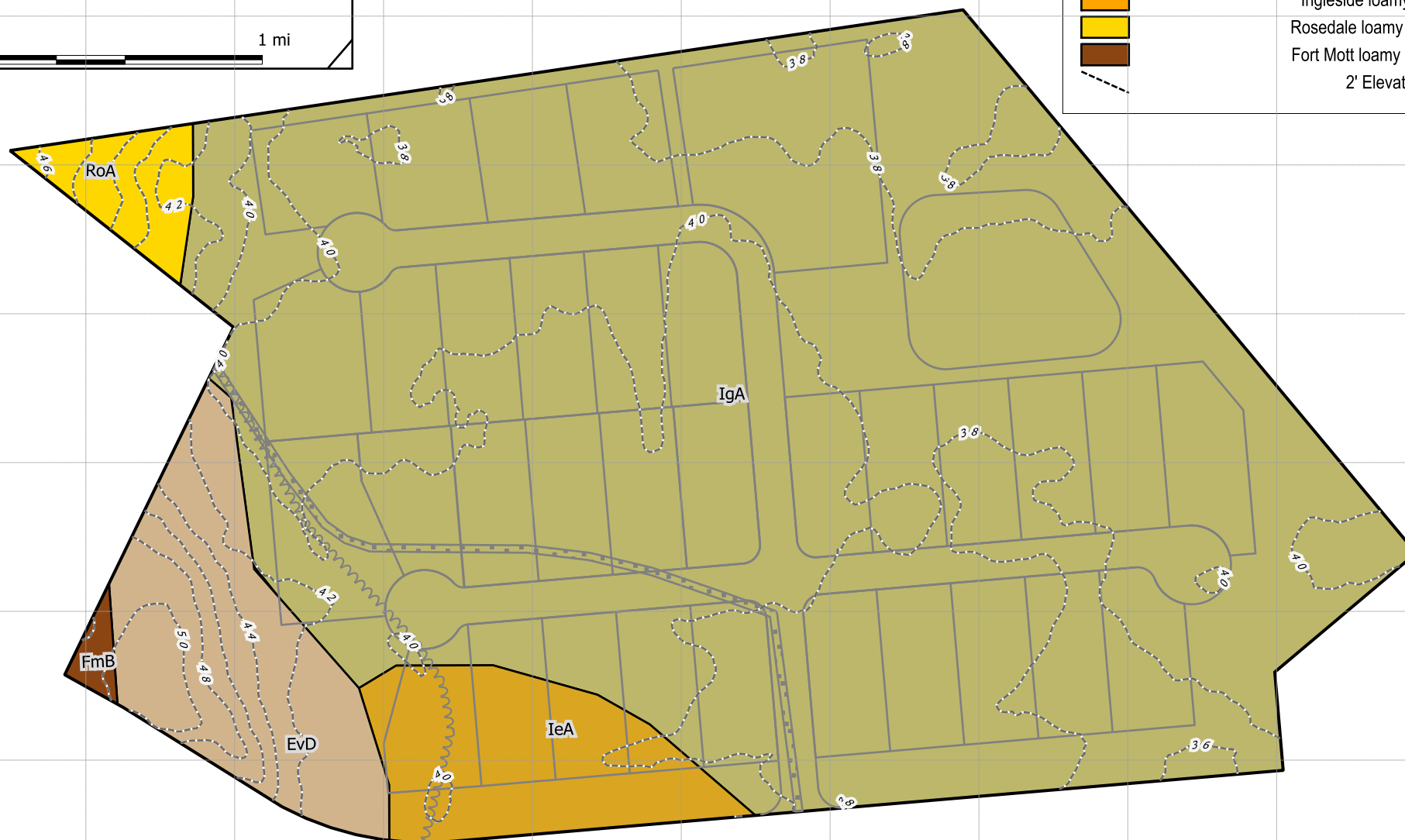
Map 2: Tepache Farms - NRCS Soils

TM: 235-19.00-7.00

Job: 14-DS19-FS



Ingleside sandy loam (IgA)
Evesboro loamy sand (EvD)
Ingleside loamy sand (IeA)
Rosedale loamy sand (RoA)
Fort Mott loamy sand (FmB)
2' Elevation Contour



STORMWATER SOIL INVESTIGATION

JOB #: 238-DS24-SHWT

This soil investigation/ report was performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs section I, II & IV.C.

TAX MAP #: 235-19.00-7.00

RECHARGE AREA: GOOD

PROJECT: Pennoni - Tepache Farms

HUC 12 #: 020402070601

LOCATION: Burton Road

HUC 12 NAME: Round Pole Branch-Broadkill River

BASIN ID: SWM 1

FIELD DATES: November 14 & 15, 2024

FEET²: 69,852 sf +/- **REQUIRED BORINGS:** 6 PITS/ 5 INFILTRATION TESTS

INVESTIGATOR: William Gangloff, D-4455, ARCPACS 24747

BMP: INFILTRATION BASIN

DEPTH TO LIMITING LAYER: 60" BGS @ TEST PIT 1; ELEV = 32.9'

AREA OF INVESTIGATION DESCRIPTION: (SEE MAP 1)

This investigation is part of the requirements associated with development of the subject property for residential subdivision and dwelling units. The parcel is on the north side of Burton Road. There are scattered dwellings south and west of the parcel. North and east of the parcel is wooded and agricultural. There were no readily identifiable outlets in the vicinity of the parcel.

GEOLOGY AND SOILS SUMMARY: (SEE TABLE 1, MAP 1)

The Delaware Geological Survey (DGS) Ellendale and Milton Quadrangle identifies topography in the area to be approximately 40 feet above sea level. The soils within the study area are primarily influenced by the Lynch Heights Formation (Qlh) and Beaverdam Formation (Tbd) based on available information from the DGS. The Qlh was deposited during the Late Pleistocene and is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits. The Tbd was deposited during the Late Pliocene and is described as a fluvial to estuarine deposit.

The US Department of Agriculture Web Soil Survey suggests the predominant soil series is Ingleside sandy loam. The Hydrologic Soil Group (HSG) for Ingleside is A. Ingleside is well drained with moderately rapid permeability and the seasonal high water table (SHWT) is estimated at 40 to 72 inches below ground surface (bgs).

FIELD INVESTIGATION & RESULTS: (SEE TABLE 2, MAP 1, FIGURE 1, APPENDIX A, B & C)

Six test pits were described and are summarized in Table 2 and Appendix A. The proposed structure area gently slopes from west to east. The soils encountered during this investigation generally correspond to the Rosedale and Fort Mott soil series. The Rosedale series is well drained with rapid to moderately rapid permeability and the SHWT is estimated at 40 to 72 inches bgs. Fort Mott is well drained with moderate to moderately rapid permeability and the SHWT is estimated at greater than 72 inches bgs.

Soil profiles had loamy sand and sandy loam horizons throughout the depth of the investigation.

Six constant head, single ring infiltration tests (8-inch diameter) were conducted within the proposed structure area and locations are displayed on the enclosed map. Infiltration testing took place in the heaviest potential material expected within 36 inches of the estimated SHWT after excavation. Results from infiltration tests are summarized in Table 3, Figure 1 and Appendix B. Ancillary information is presented in Appendix C.

The estimated SHWT ranged from 64 to 79 inches bgs. An average, elevation based SHWT of 60 inches bgs (i.e., ELEV = 32.9') at test pit number 1 is appropriate for the basin design.

The geometric average, measured infiltration rate (MIR) was 6 inches per hour. The design infiltration rate (DIR), as defined by the conservation district, has a safety factor of 2.5 and is 2.4 inches per hour. The recommended elevation range for the infiltration rate is ≥ 34.9 feet above sea level.

SPECIAL INSTUCTIONS:

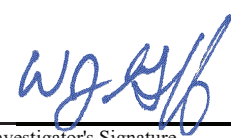
The proposed infiltration basin will have minimal impact on adjacent facilities and slope stability. The recommended DIR value is applicable within the proposed basin extent. The proposed basin area currently has an approximate elevation of 39 feet above sea level.

Construction activities should be conducted during low moisture conditions. Traffic from excavation equipment should be minimized in the area of the basin to prevent smearing and compaction.

The infiltration method and apparatus is described in section 4.1.5 (i.e., Air-Entry Permeameter) of ASTM D 5126 "Standard Guide for Comparison of Field Methods for Determining Hydraulic Conductivity in the Vadose Zone" and section 3.4.3.2.b (i.e., Pressure Infiltrometer) of the Soil Science Society of America Methods of Soil Analysis Part 4 – Physical Methods. For reference, a 22.6 centimeter drop in the water reservoir is equivalent to 1 inch of water moving into the soil from the 8-inch ring; the water reservoir has an approximate 3.5 inch diameter.

1/9/25

Date


Investigator's Signature

STORMWATER SOIL INVESTIGATION

JOB #:

238-DS24-SHWT



This soil investigation/ report was performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs section I, II & IV.C.

TAX MAP #: 235-19.00-7.00

BASIN ID: SWM 1

PROJECT: Pennoni - Tepache Farms

Table 1. Basin characterization of geology and soil features at boring/ pit locations. Information derived from government agency sources.

BORING/ PIT	DGS ¹	NRCS ²	HSG ³	DRAINAGE CLASS	PERMEABILITY ESTIMATE	SHWT ⁴ USDA
					<i>inches/hour</i>	<i>inches</i>
TP 1	Lynch Heights	Ingleside	A	Well Drained	0.06-5.95	40-72
TP 2	Lynch Heights	Ingleside	A	Well Drained	0.06-5.95	40-72
TP 3	Lynch Heights	Ingleside	A	Well Drained	0.06-5.95	40-72
TP 4	Lynch Heights	Ingleside	A	Well Drained	0.06-5.95	40-72
TP 5	Lynch Heights	Ingleside	A	Well Drained	0.06-5.95	40-72
TP 6	Beaverdam	Ingleside	A	Well Drained	0.06-5.95	40-72

1. Geologic formation based on Delaware Geological Survey mapping.
2. Soil series/ complex based on USDA, Natural Resources Conservation Service mapping.
3. Hydrologic Soil Group based on USDA, Natural Resources Conservation Service classification.
4. Seasonal high water table estimate based on USDA, Natural Resources Conservation Service characterization.

Table 2. Summary of recorded soil boring/ pit data from field investigation.

BORING/ PIT	SHWT ESTIMATE ⁵	FW ⁶	SERIES ⁷	SUBGROUP	ELEVATION	LATITUDE	LONGITUDE
	<i>--- inches ---</i>				<i>-- feet --</i>		
TP 1	64	122	Rosedale	Arenic Hapludults	37.89	38.76912	-75.36190
TP 2	69	126	Rosedale	Arenic Hapludults	38.05	38.76908	-75.36240
TP 3	72	126	Rosedale	Arenic Hapludults	38.08	38.76902	-75.36286
TP 4	77	135	Fort Mott	Arenic Hapludults	40.3	38.76898	-75.36344
TP 5	79	138	Fort Mott	Arenic Hapludults	39.35	38.76891	-75.36400
TP 6	77	139	Fort Mott	Arenic Hapludults	39.93	38.76884	-75.36450

5. Estimated depth to seasonal high groundwater based on observed soil and redoximorphic features.
6. Depth to free water as observed during field investigation.
7. Soil series or closest series approximation based on field data/ observations.

STORMWATER SOIL INVESTIGATION

JOB #: 238-DS24-SHWT



This soil investigation/ report was performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs section I, II & IV.C.

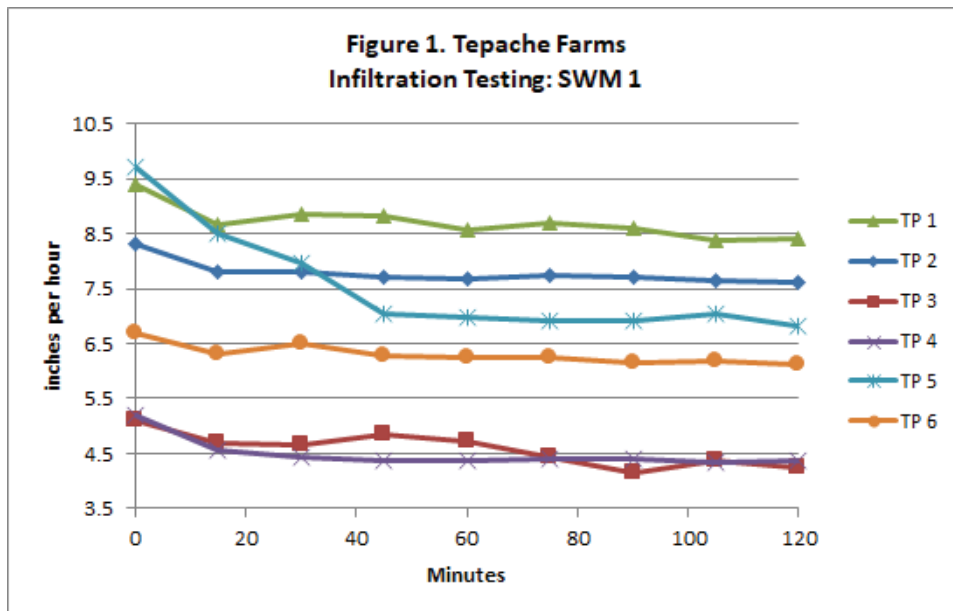
TAX MAP #: 235-19.00-7.00

BASIN ID: SWM 1

PROJECT: Pennoni - Tepache Farms

Table 3. Infiltration testing summary information.

PIT/ BORING	SHWT	TEST DEPTH	TEST ELEVATION	MIR	DIR-2.5
	----- inches -----		feet	inches/hour	
1/	64	42	34.39	8.4	3.4
2/	69	46	34.22	7.6	3.0
3/	72	48	34.08	4.2	1.7
4/	77	54	35.80	4.3	1.7
5/	79	56	34.68	6.8	2.7
6/	77	54	35.43	6.1	2.4
			Geomean:	6.0	2.4
Average:	73				



SOIL BORING/ PIT LOGS WITH ESTIMATED PERMEABILITY

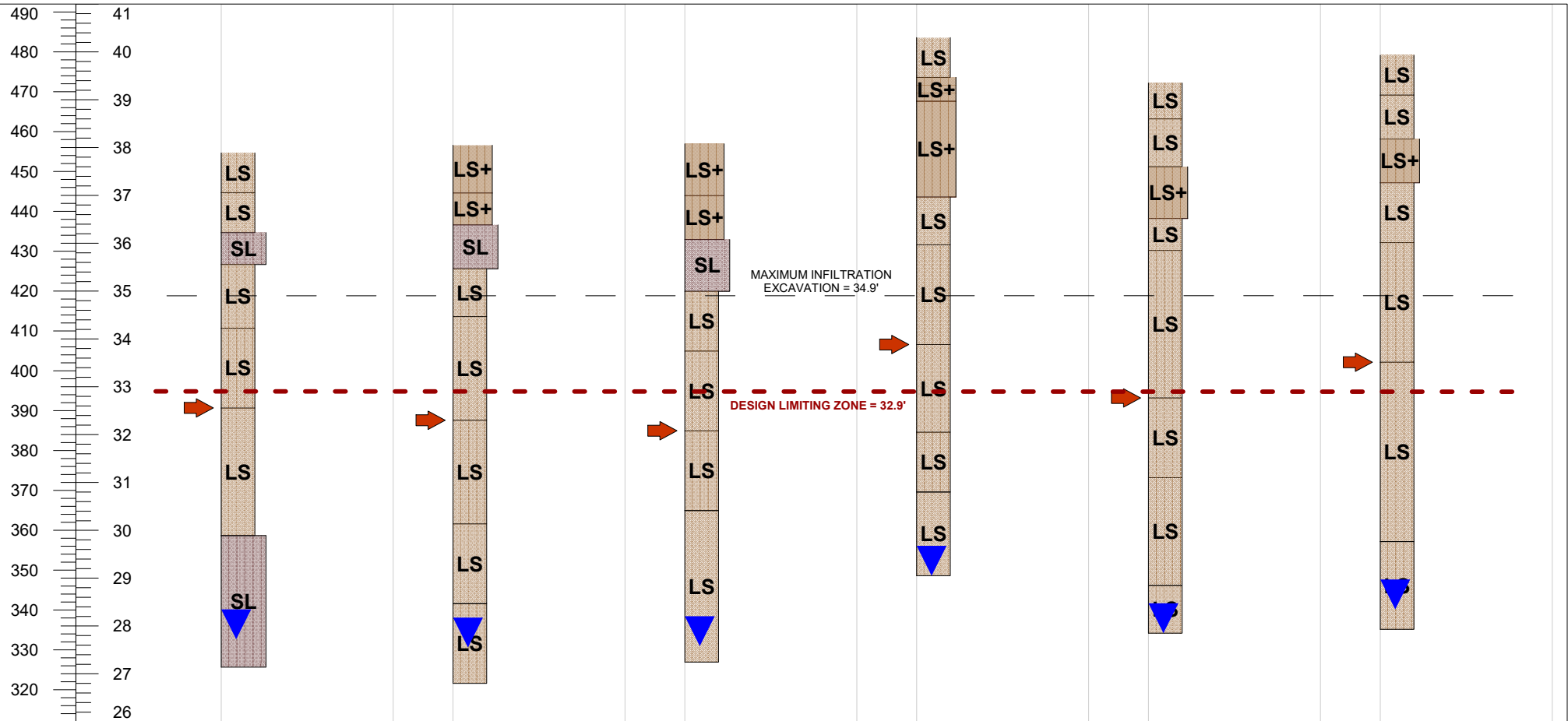
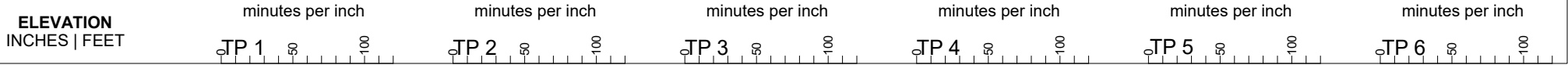
TAX MAP ID: 235-19.00-7.00

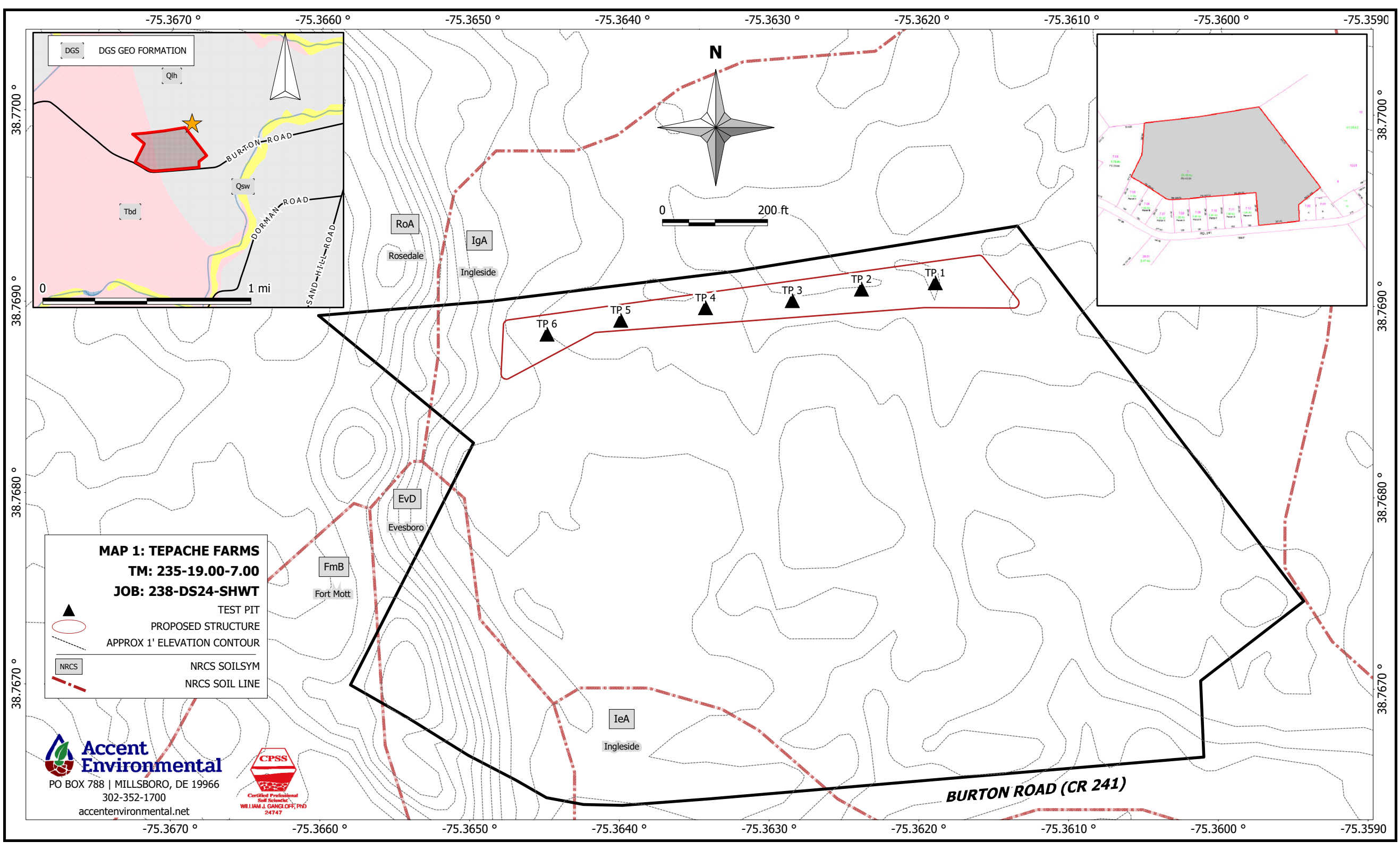
JOB NUMBER: 238-DS24-SHWT

PROJECT: TEPACHE FARMS

CLIENT/ LOCATION: Pennoni/ Burton Road

Accent Environmental
PO BOX 788 | MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net





MAP 1: TEPACHE FARMS

TM: 235-19.00-7.00

JOB: 238-DS24-SHWT

- ▲ TEST PIT
- PROPOSED STRUCTURE
- - - APPROX 1' ELEVATION CONTOUR
- NRCS NRCS SOILSYM
- - - NRCS SOIL LINE

Accent Environmental
PO BOX 788 | MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

CPSS
Certified Professional
Soil Scientist
WILLIAM J. GANGLOFF, PhD
24747

BURTON ROAD (CR 241)

Appendix A: Soil Boring/ Test Pit Profile Notes

SOIL PROFILE NOTES

DATE: 11/14/2024



PO BOX 788
MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TAX MAP ID: 235-19.00-7.00

INVESTIGATOR: William Gangloff PhD

JOB NUMBER: 238-DS24-SHWT

LICENSE: D-4455, ARCPACS 24747

PROJECT: Pennoni Tepache Farms

WEATHER: WARM, SUN

LOCATION: Burton Road

EQUIPMENT: 3-1/4" Auger, 74" Long

TP 1 SD-1	RELIEF: <i>FLAT</i>	SLOPE: <i>0-1%</i>	VEGETATION: <i>AG STUBBLES</i>
BORING / TEST PIT	INCH LIMITING ZONE <i>64</i> LZ	INCHES TO WATER <i>122</i> FW	MPI EST PERM <i>25</i> MPI
		LATITUDE	LONGITUDE
			OH UTILS: <i>Y/N</i>

CLASSIFICATION: TEST @ 42

ARCNIC HAPWOLTS - ROSGOMUS

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT, SZ, CNC	TEXTURE	STRUCTURE	CONSISTENCE
Ap	0-10	10YR 4/3	Nonm	Nonm	LS	IMPL	AL-FI
E	10-20	10YR 6/4	"	"	LS	IFBY	VIR
Bt	20-28	10YR 5/6	"	"	SL	IFBY	FR
C ₁	28-44	10YR 7/4	"	"	LS	M	VIR
C ₂	44-64	10YR 7/3	"	"	LS	M	VIR
C ₃	64-96	10YR 7/3	10YR 7/1 10YR 6/8	C1,2F C1,2P	LS	M	VIR
C _g	96-129	10YR 7/1	10YR 6/8	mzp	SL	M	VIR

← AP PLATY
FROM AG OPS

54
68
122

TP 2 SD-2	RELIEF: <i>FLAT</i>	SLOPE: <i>0-1%</i>	VEGETATION: <i>AG STUBBLES</i>
BORING / TEST PIT	INCH LIMITING ZONE <i>69</i> LZ	INCHES TO WATER <i>126</i> FW	MPI EST PERM <i>25</i> MPI
		LATITUDE	LONGITUDE
			OH UTILS: <i>Y/N</i>

CLASSIFICATION: TEST @ 46

ARCNIC HAPWOLTS - ROSGOMUS

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT, SZ, CNC	TEXTURE	STRUCTURE	CONSISTENCE
Ap	0-12	10YR 4/3	Nonm	Nonm	LS ⁺	IMPL	AL-FI
E	12-20	10YR 5/4	"	"	LS ⁺	IFBY	FR-FI
Bt	20-31	10YR 5/6	"	"	SL	IFBY	FR-FI
C ₁	31-43	10YR 7/4	"	"	LS	M	VIR
C ₂	43-69	10YR 7/3	"	"	LS	M	VIR
C ₃	69-95	10YR 7/3 (clay)	10YR 7/2 7.5YR 5/8	F1F F1P	LS	M	VIR
C ₄	95-115	10YR 7/3	10YR 7/1 10YR 6/8	C2F C2P	LS	M	VIR
C _g	115-135	10YR 7/2	10YR 7/1 10YR 6/8	C2F C2P	LS	M	VIR

} SOME FIRMNESS
FROM AG OPS

SITE EVALUATOR'S SIGNATURE:

WJG

SOIL PROFILE NOTES

DATE: 11/14/2024

Accent
EnvironmentalPO BOX 788
MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TAX MAP ID: 235-19.00-7.00

INVESTIGATOR: William Gangloff PhD

LICENSE: D-4455, ARCPACS 24747

JOB NUMBER: 238-DS24-SHWT

WEATHER: WARM, SUN

PROJECT: Pennoni Tepache Farms

LOCATION: Burton Road

EQUIPMENT: 3-1/4" Auger, 74" Long

TP3 8B/3	RELIEF: <u>FLAT</u>	SLOPE: <u>0-1%</u>	VEGETATION: <u>AC STUBBLE</u>
BORING / TEST PIT	72 INCH LIMITING ZONE LZ	126 INCHES TO WATER FW	25 MPI EST PERM MPI
			LATITUDE
			LONGITUDE
			OH UTILS: Y/N

CLASSIFICATION: TEST @ 48

MUTUAL HAPWALUS - ROSIGNE

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT. SZ. CNC	TEXTURE	STRUCTURE	CONSISTENCE
Ap	0-13	10YR 4/3	NonRB	NonRB	LS+	IMPL	MR-FI
E	13-24	10YR 5/4	"	"	LS+	IFB/L	MR-FI
Bt	24-37	10YR 5/4(6)	"	"	SL	IFB/L	MR-FI
C1	37-52	7.5YR 7/4	"	"	LS	m	VIR
C2	52-72	10YR 7/4(3)	"	"	LS	m	VIR
C3	72-92	10YR 7/3	10YR 7/1 10YR 9/8	C12F C12P	LS	m	VIR
Cg	92-130	10YR 7/1	10YR 9/8	FIP	LS	m	VIR

AC OPS

TP4 8B/4	RELIEF: <u>FLAT / SLT B/ISO</u>	SLOPE: <u>0-1%</u>	VEGETATION: <u>AC STUBBLE</u>
BORING / TEST PIT	77 INCH LIMITING ZONE LZ	135 INCHES TO WATER FW	25 MPI EST PERM MPI
			LATITUDE
			LONGITUDE
			OH UTILS: Y/N

CLASSIFICATION: TEST @ 54

MUTUAL HAPWALUS - FORT MOTT

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT. SZ. CNC	TEXTURE	STRUCTURE	CONSISTENCE
Ap	0-10	2.5Y 3/3	NonRB	NonRB	LS	IMPL	MR-FI
Bt	10-16	10YR 3/4(6)	"	"	LS+	IFB/L	MR-FI
E & Bt	16-40	2.5Y 3/3 10YR 3/4(6)	"	"	LS LS+	IFB/L	MR
C1	40-52	10YR 7/3	"	"	LS	m	VIR
C2	52-77	10YR 7/3(4)	"	"	LS	m	VIR
C3	77-99	2.5Y 7/3	10YR 7/1 10YR 9/8	C12F C12P	LS	m	VIR
Cg	99-114	10YR 7/1	10YR 9/8	C12P	LS	m	VIR
C4	114-135	10YR 7/3	10YR 9/8 10YR 7/1	C1P C1F	LS	m	VIR

73
62
5

SITE EVALUATOR'S SIGNATURE:

WJG

SOIL PROFILE NOTES

DATE: 11/14/2024



PO BOX 788
MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TAX MAP ID: 235-19.00-7.00

INVESTIGATOR: William Gangloff PhD

JOB NUMBER: 238-DS24-SHWT

LICENSE: D-4455, ARCPACS 24747

PROJECT: Pennoni Tepache Farms

WEATHER: COOL, CLOUDS

LOCATION: Burton Road

EQUIPMENT: 3-1/4" Auger, 74" Long

TPS SB15	RELIEF:	FAT / SLT BKS		SLOPE:	0-1%		VEGETATION:		
	79 INCH LIMITING ZONE LZ		138	FW		25	MPI EST PERM MPI	LATITUDE	LONGITUDE

CLASSIFICATION: TEST @ 56

ARCHEIC IMPROVULS - FORT MORT

HORIZON	DEPTH	COLOR		REDOX DESC QUNT, SZ, CNC	TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX				
Ap	0-9	2.5Y 3/3	NONB	NONB	LS	IMPL	FR-FI
E	9-21	2.5Y 4/3	"	"	LS	IFB	FR-FI
Bt	21-34	10YR 5/4G	"	"	LS 1/2 - IFB		FR
C1	34-42	10YR 7/3G	"	"	LS	M	VIR
C2	42-79	2.5Y 7/3	"	"	LS	M	VIR
C3	79-99	2.5Y 7/3	10YR 4/6 10YR 4/1	FIRP F1,2F	LS	M	VIR
Cg	99-126	10YR 7/1	10YR 4/6	C2P	LS	M	VIR
C4	126-138	10YR 7/3	10YR 7/1 10YR 4/6	C1F C1P	LCOS	M	VIR

TP6 SB16	RELIEF:	FAT / SLT BKS		SLOPE:	0-1%		VEGETATION:		
	77 INCH LIMITING ZONE LZ		139	FW		25	MPI EST PERM MPI	LATITUDE	LONGITUDE

CLASSIFICATION: TEST @ 54!!

ARCHEIC IMPROVULS - FORT MORT

HORIZON	DEPTH	COLOR		REDOX DESC QUNT, SZ, CNC	TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX				
Ap	0-10	2.5Y 3/3	NONB	NONB	LS	IMPL	FR-FI
E	10-21	2.5Y 4/3	"	"	LS	IFB	FR-FI
Bt	21-32	10YR 5/4G	"	"	LS 1/2 - IFB		FR
C1	32-47	10YR 7/3	"	"	LS	M	VIR
C2	47-77	2.5Y 7/3	"	"	LS	M	VIR
C3	77-122	2.5Y 7/3	10YR 4/6 10YR 7/1	FIRP F1,2F	LS	M	VIR
Cg	122-144	10YR 7/1	10YR 4/6	C2P	LS	M	VIR

SITE EVALUATOR'S SIGNATURE:

WJG

Appendix B: Infiltration Data Logs and Calculation Sheets

Test ID	TP 1	1" head				Test ID	TP 2	1" head				Test ID	TP 3	1" head			
Depth:	42 inches					Depth:	46 inches					Depth:	48 inches				
Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour	Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour	Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour
1026a						1037a						1052a					
1144a		10		Prelim Test:	9.4	1150a		15		Prelim Test:	8.3	1215p		10		Prelim Test	5.1
	15	59	49	2.17	8.7		15	59	44	1.95	7.8		15	36.4	26.4	1.17	4.7
		Gap/Refill						Gap/Refill						62.7	26.3	1.16	4.7
		6						10						Gap/Refill			
		56	50	2.21	8.8			54.1	44.1	1.95	7.8			7			
		Gap/Refill						Gap/Refill						34.3	27.3	1.21	4.8
		12						12						61	26.7	1.18	4.7
		61.8	49.8	2.20	8.8			55.5	43.5	1.92	7.7			Gap/Refill			
		Gap/Refill						Gap/Refill						8			
SWM 1		7				SWM 1		9				SWM 1		33	25	1.11	4.4
		55.4	48.4	2.14	8.6			52.3	43.3	1.92	7.7			56.4	23.4	1.04	4.1
		Gap/Refill						Gap/Refill						Gap/Refill			
		9						10						8			
		58.2	49.2	2.18	8.7			53.8	43.8	1.94	7.8			32.6	24.6	1.09	4.4
		Gap/Refill						Gap/Refill						56.5	23.9	1.06	4.2
		8						7									
		56.5	48.5	2.15	8.6			50.5	43.5	1.92	7.7						
		Gap/Refill						Gap/Refill									
		9						10									
		56.4	47.4	2.10	8.4			53.2	43.2	1.91	7.6						
		Gap/Refill						Gap/Refill									
		10						9									
		57.5	47.5	2.10	8.4			52.1	43.1	1.91	7.6						
Steady State drop:		47.5				Steady State drop:		43.1				Steady State drop:		23.9			
Volume (cm3):		1672.95				Volume (cm3):		1517.982				Volume (cm3):		841.758			
cm drop:		5.3278662				cm drop:		4.834338				cm drop:		2.680758			
cm/min:		0.3551911				cm/min:		0.322289				cm/min:		0.178717			
cm/h:		21.311465				cm/h:		19.33735				cm/h:		10.72303			
in/h:		8.3903405				in/h:		7.61313				in/h:		4.221666			
mpl:		7.2				mpl:		7.9				mpl:		14.2			

Test ID	TP 4	1" head				Test ID	TP 5	1" head				Test ID	TP 6	1" head			
Depth:	54 inches					Depth:	56 inches					Depth:	54 inches				
Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour	Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour	Start Time	Interval (m)	Drop (cm)	Difference	Inch Drop	Inch/hour
855a						912a						930a					
1000a		5		Prelim Test:	5.2	1015a		5		Prelim Test:	9.7	1031a		1		Prelim Test	6.7
	15	30.8	25.8	1.14	4.6		15	53	48	2.12	8.5		15	36.7	35.7	1.58	6.3
		55.8	25	1.11	4.4			Gap/Refill						73.5	36.8	1.63	6.5
		Gap/Refill						6						Gap/Refill			
		6						51	45	1.99	8.0			4			
		30.7	24.7	1.09	4.4			Gap/Refill						39.5	35.5	1.57	6.3
SWM 1		55.3	24.6	1.09	4.4	SWM 1		0				SWM 1		74.8	35.3	1.56	6.2
		Gap/Refill						39.8	39.8	1.76	7.0			Gap/Refill			
		1						Gap/Refill						0			
		25.8	24.8	1.10	4.4			3						35.2	35.2	1.56	6.2
		50.6	24.8	1.10	4.4			42.4	39.4	1.74	7.0			69.9	34.7	1.54	6.1
		Gap/Refill						Gap/Refill						Gap/Refill			
		0						0						3			
		24.5	24.5	1.08	4.3			39	39	1.73	6.9			37.9	34.9	1.54	6.2
		49.2	24.7	1.09	4.4			Gap/Refill						72.5	34.6	1.53	6.1
								4									
								43	39	1.73	6.9						
								Gap/Refill									
								3									
								42.8	39.8	1.76	7.0						
								Gap/Refill									
								0									
								38.5	38.5	1.70	6.8						
Steady State drop:		24.5				Steady State drop:		38.5				Steady State drop:		34.6			
Volume (cm3):		862.89				Volume (cm3):		1355.97				Volume (cm3):		1218.612			
cm drop:		2.7480573				cm drop:		4.318376				cm drop:		3.88093			
cm/min:		0.1832038				cm/min:		0.287892				cm/min:		0.258729			
cm/h:		10.992229				cm/h:		17.2735				cm/h:		15.52372			
in/h:		4.3276493				in/h:		6.800592				in/h:		6.111701			
mpl:		13.9				mpl:		8.8				mpl:		10			

PROJECT: TEPACHE FARMS

WEATHER: WIND, SUN

SINGLE RING, CONSTANT HEAD

1" HEAD

11/14/2024

WJ GANGLOFF D4455

8-INCH RING

TEST PIT: 1

TEST DEPTH: 42"

PRE SOAK START: 10:26

READINGS START: 11:44

INTERVAL: 15

READINGS

cm

Δ

10

59

R

0

R

56

12

61.8

R

7

R

55.4

9

R

58.2

8

R

56.5

9

R

56.4

10

57.5

—

READINGS

cm

4

PRE-TEST INFO

5m
24.5 — 42.2
17.7

PROJECT: TEPACHE FARMS

WEATHER: WINDY SUN

SINGLE RING, CONSTANT HEAD

1" HEAD

11/14/2024

WS GANGLOFF D4455

8-INCH RING

TEST PIT: 2

TEST DEPTH: 46"

PRE SOAK START: 10:37

READINGS START: 11:50

INTERVAL: 15

READINGS

cm

A

15
59
R $\frac{59}{10}$
54.1
R $\frac{54.1}{12}$
55.5
R $\frac{55.5}{9}$
52.3
R $\frac{52.3}{10}$
53.8
R $\frac{53.8}{7}$
50.5
R $\frac{50.5}{10}$
53.2
R $\frac{53.2}{9}$
52.1

READINGS

cm

4

PRE-TEST INFO

4m 26.6
11 - 15.6

PROJECT: TEPALITE FARMS

WEATHER: WARM, SUN

SINGLE RING, CONSTANT HEAD

1" HEAD

11/14/2024
WJ GANGLOFF D4455
8-INCH RING

TEST PIT: 3

TEST DEPTH: 48"

PRE SOAK START: 10:52

READINGS START: 12:15 cm READINGS Δ

INTERVAL: 15

10

36.4

62.7

R - 7

34.3

61

R - 8

33

56.4

PRE-TEST INFO

R - 8

32.6

56.5

4m
31 - 40.6
9.6

READINGS
cm 4

PROJECT: TEPACHE FIVMS

WEATHER: COOL, CLOUDS

SINGLE RING, CONSTANT HEAD

1" HEAD

11/15/2024

WJ GANGLOFF D4455

8-INCH RING

TEST PIT: 4

TEST DEPTH: 54

PRE SOAK START: 9:55 am

READINGS START: 10:00 am

INTERVAL: 15

READINGS

cm

A

5

30.8

53.8

R 4

30.7

53.3

R 1

25.8

50.6

R 0

24.5

49.2

PRE-TEST INFO

4m 23.7
14- 9.7 ANOP

READINGS

cm

4

PROJECT: TEPACAL FIELDS

WEATHER: COOL, CLOUDS

SINGLE RING, CONSTANT HEAD

1" HEAD

11/15/2024
WS GANGLOFF D4455

8-INCH RING

TEST PIT: 5

TEST DEPTH: 56

PRE SOAK START: 912a

READINGS START: 1015

INTERVAL: 15

READINGS

cm

Δ

5

53

R

6

51

R

0

39.5

3

42.4

0

39

4

43

3

42.8

R

3

42.8

R

3

42.8

R

3

42.8

R

READINGS

cm

4

0

38.5

PRE-TEST INFO

4.5 - 23.7

5.5 - 18.2

PROJECT: TEPALITE FARMS

WEATHER: COOL, CLOUDS

SINGLE RING, CONSTANT HEAD

1" HEAD

11/15/2024
WJ GANGLOFF D4455
8-INCH RING

6
TEST PIT: ~~7~~

TEST DEPTH: 54

PRE SOAK START: 930 a

READINGS START: 1031 a

INTERVAL: 15

READINGS

cm Δ

1
36.7
73.5

P —
4
34.5
74.8

R —
0
35.2
69.9

R —
3
37.9
72.5

PRE-TEST INFO

5m
10 - 22.4
12.4

READINGS

cm 4

Appendix C: Ancillary/ Additional Information

- The test pit locations were excavated with a backhoe/ excavator machine with rubber tracks/ tires. Pits were excavated to approximately 72 to inches. The investigation depth was extended in the test pits with soil borings that were excavated by hand with a 3.25” soil auger to a depth of up to 144 inches.
- The field work took place on November 14 and 15, 2024. Temperatures ranged from mid 40s to low 50s. In general, conditions were suitable to perform field work with bare hands and water during all field days.
- Elevations of the test pit locations (i.e. pre-excavation elevations) are summarized in Tables 2 of the report. The infiltration test depths are summarized in Table 3 of the report.
- Long-term monitoring should not be necessary.
- Special Excavation Instructions: No.
- The nearest, somewhat relevant DGS well is Qe44-01 approximately 15 miles southwest of the study site. Water levels in the well are approximately 5’ to 12’ below ground surface in November. Since it is 15 miles away, it has little impact on the findings for the investigation.
- The infiltration test was a single ring, constant head test. The test ring (8 inch diameter) was inserted approximately 1.75” to 2” into the testing surface. Measurements were taken at 15 m intervals. Infiltration tests ran for at least 2 hours after the 1 hour presoak.
- Presoak period was at least 1 hour and tests ran for at least 2 periods after the presoak period; three hours total.
- Graphs of infiltration test data for Infiltration Tests are presented in the report.
- Tests presented at zero minutes on the graph represent preliminary readings collected during the presoak period. The zero minute tests are not necessarily expected to replicate or be representative of measurements collected after the presoak period which may have been run with a higher or lower head. The zero minute readings are preliminary only.

PARID: 235-19.00-7.00
GATOR AND ASSOCIATES LLC

22187 BURTON RD

Property Information

Property Location:	22187 BURTON RD
Unit:	
City:	MILTON
State:	DE
Zip:	19968
Class:	AGR-Agriculture
Use Code (LUC):	FH-AG W/ HOMESITE IN FAA
Town	00-None
Tax District:	235 – BROAD KILL
School District:	6 - CAPE HENLOPEN
Fire District:	85-Milton
Deeded Acres:	24.4800
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	403/34/PB
100% Land Value:	\$4,600
100% Improvement Value	\$8,000
100% Total Value	\$12,600

Legal

Legal Description	N/BURTON RD RESIDUAL LANDS W/EXIST IMP
-------------------	--

Owners

Owner	Co-owner	Address	City	State	Zip
GATOR AND ASSOCIATES LLC		2014 MILFORD HARRINGTON HWY	MILFORD	DE	19963



Soil Investigation Report Submittal Checklist

DATE RECEIVED: _____ **PROJECT NUMBER:** _____
Pennoni Tepache Farms project; 235-19.00-7.00
PROJECT NAME: _____

The items contained on this checklist are necessary to properly evaluate and determine the completeness of any Soil Investigation Report submitted under subsection 12.1 of the Delaware Sediment and Stormwater Regulations. Complete all items. It is understood not all items will be applicable to all projects and as such marking an item "N/A" is acceptable.

- I. **General Soil Investigation Reports.** The following information, as applicable, should be submitted for all projects.
- 1) ☒ The signature, seal and date of a professional engineer or professional geologist experienced in soils licensed in the State of Delaware.
 - 2) ☒ General description of the project, project elements, and project background.
 - 3) ☒ Project site surface conditions and current use.
 - 4) ☒ Regional and site geology. An initial screening of readily available data to determine feasibility of infiltration practices, if applicable, including:
 - a) ☒ Site topography
 - b) ☒ Soil characteristics as defined in the USDA NRCS Web Soil Survey
 - c) ☒ Depth to groundwater and seasonal high water table
 - d) ☒ Historical groundwater level data from the nearest Delaware Geological Survey (DGS) monitoring well or wells
 - 5) ☒ Minimum number of borings or test pits conducted in accordance with the following:
 - a) ☒ Surface area BMPs:
 - i) ☒ Two (2) borings or pits for the first 8,000 square feet
 - ii) ☒ Three (3) borings or pits for up to 16,000 square feet
 - iii) ☒ Four (4) borings or pits for up to 25,000 square feet
 - iv) ☒ One (1) additional boring or pit for each additional 25,000 square feet beyond the first 25,000 square feet
 - v) _____ Boring or pit locations distributed within the facility and sufficient to determine soil variability
 - b) ☒ Linear BMPs:
 - i) _____ Two (2) borings or pits up to 500 linear feet, and
 - ii) _____ One (1) additional boring or pit per additional 500 linear feet of trench
 - iii) _____ Boring or pit locations distributed and sufficient to determine soil variability

1 basins, 6 pits and 6
infiltration tests; approx
70,000 sf

Soil Investigation Report Submittal Checklist

- 6) ☒ Borings or test pits advanced to the depth of the limiting layer or a minimum of three (3) feet below bottom of the proposed facility, whichever is encountered first.
- 7) ☐ Borehole or test pit logs including the following information:
- a) ☒ Project name
 - b) ☒ Name of individual collecting the field data
 - c) ☒ Date field data was collected
 - d) ☒ Type of boring or test pit excavation method and equipment used
 - e) ☒ Air temperature and precipitation, including significant precipitation prior to investigation
 - f) ☒ Elevation of ground at boring location based on site benchmark
 - g) ☒ Visual description of soil profile layers, and depths below grade encountered
 - h) ☒ Sample numbers
 - i) ☒ Depths to any indications of instability such as cave in, sloughing, flowing sands, or obstructions
 - j) ☒ Blow counts if Standard Penetration Test (SPT) borings are performed
 - k) ☒ Depth of seasonal high water table indicators such as mottling
 - l) ☒ Depth of encountered free water during and after excavation
 - m) ☒ Depth to bedrock if encountered
 - n) ☒ General observations
 - o) ☒ Testing standards
- 8) ☒ Depth and type of field testing performed. A summary of the laboratory testing conducted, if applicable.
- 9) ☒ Project soil and rock conditions including a description of the soil and rock units encountered, and how the units tie into the site geology.
- 10) ☒ Description of groundwater conditions, including the identification of any of the following:
- a) ☒ Confined aquifers
 - b) ☒ Artesian pressures
 - c) ☒ Perched water tables
 - d) ☒ Potential seasonal variations, if known
 - e) ☒ Any influences on the ground water levels observed
 - f) ☒ Direction and gradient of groundwater, if known
- 11) ☒ Discussion of rock structure, if applicable, including but not limited to:
- a) ☒ The results of any field structure mapping using photographs as needed,
 - b) ☒ Joint condition

Soil Investigation Report Submittal Checklist

- c)  Rock strength
- d)  Potential for seepage.
- 12)  Summary of geological hazards identified and their impact on the project design, if any.
Description of the location and extent of the geological hazard.
- 13)  For analysis of unstable slopes including existing settlement areas, cuts, and fills, include background regarding the analysis approach, assessment of failure mechanisms, and determination of design parameters. Include a description of any back-analyses conducted, the results of those analyses, comparison of those results to any laboratory test data obtained, and the conclusions made regarding the parameters to be used for final design.
- 14)  Geotechnical recommendations for structural earthwork including:
 - a) ☐ Embankment design recommendations, as applicable, including but not limited to the following:
 - i) ☐ Slope required for stability
 - ii) ☐ Need and extent of removal of any unsuitable materials beneath the proposed fills
 - iii) ☐ Any other measures that need to be taken to provide a stable embankment
 - iv) ☐ Embankment settlement magnitude and rate
 - b) ☐ Cut design recommendations, as applicable, including but not limited to the following:
 - i) ☐ Slope required for stability
 - ii) ☐ Seepage and piping control
 - iii) ☐ Erosion control measures
 - iv) ☐ Any special measures required to provide a stable slope
 - c) ☐ Determination of adequacy of excavated material for use as structural fill or spoil
 - d) ☐ Data for structural designs of BMP outlet works
- 15)  Long-term or construction monitoring needs, if applicable.
 - a) ☐ Recommendation for types of instrumentation needed to evaluate long-term performance or to control construction
 - b) ☐ Specify the reading schedule required
 - c) ☐ Specify how the data should be used to control construction or to evaluate long-term performance
 - d) ☐ Specify the zone of influence for each instrument.
- 16)  Address issues of construction staging, shoring needs and potential installation difficulties, temporary slopes, potential foundation installation problems, earthwork constructability issues, and dewatering, as applicable.
- 17)  Appendices to support geotechnical recommendations.

Soil Investigation Report Submittal Checklist

II.  **Infiltration Test Reports.** The following information, as applicable, should be submitted for all stormwater management BMPs that rely upon infiltration.

18)  Description of approved infiltration testing method.

a)  Field Permeability Testing conducted in accordance with ASTM-D5126 "Comparison of Field Methods for Determining Hydraulic Conductivity in the Vadose Zone".

b)  Single Ring or Double Ring Infiltrometer test method 8 inch ring

c)  Cased Borehole Permeameter test method

i) ___ Department or Delegated Agency approval granted prior to conducting the test

ii) ___ Minimum four (4) inch diameter casing used

d)  Any deviation from infiltration testing procedures approved by the Department or Delegated Agency noted in the report.

19)  Summary table of location of test, depth of test, elevation of test if available and field verified infiltration rate.

20)  The minimum number of field measured infiltration tests are based on the proposed facility's dimensions as follows:

a)  For an infiltration trench with less than 10,000 square feet of impervious drainage area:

i) ___ One (1) test up to 500 linear feet, and

ii) ___ One (1) additional test per 250 linear feet of trench, and

iii) ___ Sufficient to determine variability.

b)  For an infiltration trench with greater than 10,000 square feet of impervious drainage area:

i) ___ One (1) test up to 250 linear feet, and

ii) ___ One (1) additional test per 250 linear feet of trench, and

iii) ___ Sufficient to determine variability.

c)  For an infiltration trench used with roadway perforated pipe layouts:

i) ___ One (1) test up to 500 linear feet, and

ii) ___ One (1) additional test per 500 linear feet of trench, and

iii) ___ Sufficient to determine variability.

d)  For an infiltrating bioretention system:

i) ___ One (1) test for the first 8,000 square feet

ii) ___ Two (2) tests for up to 16,000 square feet

iii) ___ Three (3) tests for up to 25,000 square feet

iv) ___ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet

Soil Investigation Report Submittal Checklist

- v) ☒ Test locations distributed within the facility and sufficient to determine variability.
- e) ☒ For a surface infiltration basin:
- i) ☒ One (1) test for the first 8,000 square feet
 - ii) ☒ Two (2) tests for up to 16,000 square feet
 - iii) ☒ Three (3) tests for up to 25,000 square feet
 - iv) ☒ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet.
 - v) ☒ Test locations distributed within the facility and sufficient to determine variability.
- 1 infiltration basin; 5
infiltration tests required; 6
performed
- f) ☒ For a subsurface infiltrating practice:
- i) ☐ One (1) test per infiltration area
 - ii) ☐ One (1) additional test for every 8,000 square feet of infiltration area
 - iii) ☐ Test locations distributed within the facility and Sufficient to determine variability
- 21) ☒ Infiltration test log, including:
- a) ☒ Name and license number of individual performing test. Individuals in responsible charge of infiltration testing possesses a Class D On-Site License issued by DNREC Division of Water Groundwater Discharges Section or be licensed in the State of Delaware as a Professional Engineer or Professional Geologist.
 - b) ☒ Date test was performed
 - c) ☒ Type of test method
 - d) ☒ Air temperature and precipitation
 - e) ☒ Depth of test below ground surface and elevation. Separation to a limiting layer such as bedrock or groundwater of at least two (2) feet maintained.
 - f) ☒ Diameters of boring and casing
 - g) ☒ Depth of casing penetration
 - h) ☒ Time and depth from reference point for each time increment.
 - i) ☒ A saturation period of one hour or a drop of 12 inches or 30.5 centimeters achieved. Saturation period not used in determining field verified infiltration rate.
 - ii) ☒ After the saturation period, a minimum of two (2) test periods completed or until at least two (2) consecutive test periods are consistent and achieve a stabilized infiltration rate. Each test period has a maximum reading interval of 15 minutes and meets one (1) of the following criteria:
 - (1) ☒ A minimum of one hour as determined by the sum of the interval times
 - (2) ☐ A drop of at least 12 inches in 15 minutes or less for a minimum of 30 minutes as determined by the sum of the interval times

Soil Investigation Report Submittal Checklist

- iii)  Stabilized infiltration rate met as defined as one of the following:
 - (1)  A difference of 0.25 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates greater than two (2.0) inches per hour
 - (2) _____ A difference of 0.125 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates equal to or less than two (2.0) inches per hour.
- iv)  When using the constant head test method, water level inside the casing maintained at a constant level or refilled to the starting level after each reading throughout the test period at no more than 15 minute intervals.
- v)  When using the falling head test method each test period starts with the same initial head.
- 22)  Infiltration rate graph for each test charting the field verified infiltration rate versus elapsed time of test. Append to each graph a table of the testing results. The field verified infiltration rate is the final steady state reading of the test performed.
- 23)  Geotechnical recommendations for each stormwater management facility, including the following:
 - a)  Recommended design infiltration rate based on the following:
 - i) _____ Apply a minimum factor of safety of 2.0 to field results from Single Ring or Double Ring Infiltrometer testing
 - ii)  Apply a minimum factor of safety of 2.5 to field results from Cased Borehole Permeameter testing.

2.5 for ring less than 12 inches
 - iii)  Provide an elevation range over which the recommended design rates are applicable.
 - iv)  The maximum design infiltration rate is less than or equal to 15 inches per hour.
 - b)  Impact of infiltration on adjacent facilities
 - c)  Effect of infiltration on slope stability
 - d)  If the facility is located on a slope, stability of slopes within the facility
 - e)  Foundation bearing resistance
 - f)  If steady state conditions for a given test are not achieved, provide an explanation as to why steady state could not be achieved and the professional's opinion regarding the use of the results for design purposes. If steady state is not achieved for a given test and a reasonable professional opinion is not provided, the Department or Delegated Agency may require additional testing.

Soil Investigation Report Submittal Checklist

III.  **Geotechnical Reports for Embankments.** The following information, as applicable, should be submitted for all stormwater management BMPs containing an embankment.

24) ____ The signature, seal and date of a professional engineer licensed in the State of Delaware.

25) ____ Subsurface Exploration

a) ____ Explorations every 200 feet on center along the length of the embankment.

b) ____ Unless bedrock is encountered at a shallower depth, explorations at a depth twice the proposed height from bottom of pond to top of embankment.

c) ____ If bedrock is encountered, a minimum five (5) foot rock core performed. If organic, plastic, or soils with an actual or estimated N-value less than four (4) are encountered, extended exploration to a depth of four (4) times the proposed embankment height.

d) ____ If there is a potential for a significant groundwater gradient beneath an embankment or surface water levels are significantly higher on one side of the embankment than the other, the effect of reduced soil strength caused by water seepage has been evaluated.

e) ____ Seepage effects considered when an embankment is placed on or near the top of a slope that has known or potential seepage through it.

26) ____ Summary of design analyses, which provide the project description and basis of the design recommendations.

27) ____ Summary of stability analyses, which provide the results of the stability analyses performed for the given embankment dimensions.

28) ____ Summary of settlement analyses, including design assumptions and settlement results for above-grade embankments.

29) ____ Design recommendations for embankment construction identifying the following actions:

a) ____ Construction procedures for placement of material in embankment widening areas

b) ____ Embankment cut-off and core trench materials for above-grade embankments

c) ____ Special notes for excavation of unsuitable material, with specific backfill requirements

d) ____ Specific measures required prior to placing embankment material

e) ____ Installation of appropriate erosion control and vegetative cover

CORE RESULTS

<i>Maintenance #S241</i>	Road Name: Burton Road	Coring Date: 3 /31/2025
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Limits: West of Sand Hill Road and

Core #	Location Description	Lane	Offset	Northing Easting	HMA	PCC	ST	ATB	CTB	SC	CR	Stone	Sand	Other	Info / Layer Order
1 EB	5326' West of Sand Hill Road	Right Travel	2.5 ft. Left Edge Road	279078.0384			1.5							original	
				671360.8973											
2 EB	4645' West of Sand Hill Road	Right Travel	3.5 ft. Left Edge Road	279138.6678			1.5							original	
				672044.264											
3 WB	4480' West of Sand Hill Road	Right Travel	4 ft. Left Edge Road	279166.4628			1.75							original	
				672219.4183											
4 WB	5081' West of Sand Hill Road	Right Travel	4 ft. Left Edge Road	279111.625			1.5							original	
				671616.5739											

Abbreviations: HMA -Asphalt PCC - Concrete ST - Surface Treatment ATB - Asphalt Treated Base CTB - Cement Treated Base SC - Soil Cement CR - Crusher Run

TAB 4

EXHIBITS



18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

March 10, 2025
JGRNT21008

Ms. Susan Isaacs
Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947

RE: Preliminary Subdivision Plan Submission (2024-03)
Tepache Farms Subdivision
Tax Map # 235-19.00-7.00
Broadkill Hundred
Milton, DE 19968

Dear Ms. Isaacs,

On behalf of Gator & Associates, LLC, Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Subdivision Plan for your consideration of review and approval. We have addressed the following comments per your letter received on February 13, 2025.

We have enclosed one (1) copy of the following documents for review and approval of the project.

<u>Item</u>	<u>Description</u>	<u>Last Revised</u>
Drawings Prepared by Pennoni Associates Inc.		
PP0001 & PP1001 & PP1002	Revised Preliminary Subdivision Plan & Details	3/10/2025

Preliminary Site Plan

1. *Please include the Plan Reference number (2024-03) on the Cover Sheet.*

Pennoni Response (March 10, 2025): Added to the plan.

2. *Staff note an average discrepancy as the Plan indicates a total of 24.24 acres and County data indicates the parcel is a total of 24.48 acres. Please provide clarification.*

Pennoni Response (March 10, 2025): We have field verified the average and show it correctly on the plans.

3. *Please ensure that the ownership information for all adjacent parcels is current (99-23(I)) & (99-26(A)(6)).*

Pennoni Response (March 10, 2025): We have checked and show all current adjacent property information on the plans.

4. *Please include all easement locations and designations on the Plan as required under Section 99-23(H) & 99-26(A)(10), if any.*

Pennoni Response (March 10, 2025): We have updated as needed to show this information.

5. *Staff requests details as to whether the Plan will include provision of a bus stop for the use of the property owners within the subdivision. Please include any proposed public transportation facilities on the Plan, if any.*

Pennoni Response (March 10, 2025): In our discussion with DelDOT and DTC, no public bus stop is required for this location.

6. *Please clarify the location and proposed nature of all postal areas / facilities, if any.*

Pennoni Response (March 10, 2025): The intent with large standard lots is to have individual mailboxes for this community and not a cluster mailbox.

7. *Please include a place holder for proposed amenities to the plan, if any.*

Pennoni Response (March 10, 2025): The community is not including any amenities, the targeting homebuyer for these larger lots is to allow space to have their own personal amenities if warranted, this will allow to keep low HOA fees for the community.

8. *Please note that a separate landscape plan designed and certified by a licensed landscape architect is required. Please note, the design of all buffers in the landscape plan are required to meet the standards as described in (99-5) Definitions – FORESTED AND / OR LANDSCAPED BUFFER.*

Pennoni Response (March 10, 2025): We have prepared a separate landscape plan.

9. *Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office.*

- a. *Delaware Department of Transportation (DelDOT)*
- b. *State Fire Marshal*
- c. *Sussex Conservation District*
- d. *DNREC*
- e. *State of Delaware – Office of Drinking Water*
- f. *The local school district regarding bus stop provisions.*
- g. *Sussex County Geographic Information Office (Mapping and Addressing)*
- h. *Copies of any proposed HOA bylaws or deed restrictions to be imposed on property owners within the subdivision.*

Pennoni Response (March 10, 2025): Understood.

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,

PENNONI ASSOCIATES INC.



Alan Decktor, PE, ENV SP
Senior Engineer

CC.

U:\Accounts\JGRNT\JGRNT21008 - Burton Road Subdivision\DELIVERABLES\PZ\MAJOR SUBD APPLICATION\2025-07-22 Rev Prelim Plans\2025-03-10 Response Letter.docx



Cape Henlopen School District

Richard Crisci
Transportation Supervisor
Richard.Crisci@cape.k12.de.us

DISTRICT OFFICE
1270 KINGS HIGHWAY
LEWES, DE 19958
302-644-7900

September 5, 2025

To Whom It May Concern:

This letter is in response to a request that Cape Henlopen School District provide a bus stop for the proposed 'Tepache Farms' residential subdivisions on Burton Rd in the Milton area. The district will create a bus stop for eligible students at this new subdivision with the location to be where the entrance to the development (Auroras Alley) intersects with Burton Rd.

The district does not require a school bus shelter, but we do request a pull off area for parent vehicles to wait without impeding the flow of traffic and a sidewalk for students to walk to and from the bus safely.

Please feel free to contact me if there are any further questions or concerns.

Cordially,

Richard Crisci
Transportation Supervisor

Tax Parcel Nos.:235-19.00-7.00

Prepared by and return to:

James Grant

Gator and Associates, LLC

2014 Milford Harrington Highway

Milford, DE 19963

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
Gator and Associates, LLC | Tepache Farms Subdivision**

Gator and Associates, LLC., a Delaware corporation, hereinafter called Declarants, are owners in fee simple of certain real property located in Georgetown Hundred, Sussex County, State of Delaware, and known on official plat designation as Tepache Farms Subdivision, a subdivision pursuant to a plat recorded on _____ in the Recorder of Deeds Office of Sussex County, State of Delaware, in Plat Book _____, page _____ and is further described as Exhibit "A" attached hereto and desires to develop therein a residential community.

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of common lands and facilities and to this end, desires to subject the property to the covenants, restrictions, easements, charges and liens (hereinafter referred to collectively as "The Restrictions"), as herein set forth, for the benefit of the property and each owner thereof:

WHEREAS, the Developer has deemed it desirable for the efficient preservation of values and amenities in said community, to create an agency to which will be delegated and assigned the powers of maintaining and administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges hereinafter created; and **WHEREAS**, the Developer will incorporate under the laws of the State of Delaware, as a nonprofit corporation, Tepache Farms Subdivision Homeowner's Association, Inc. or a similarly named corporation, for the purpose of exercising the functions aforesaid.

NOW, THEREFORE, the Developer hereby declared that the following Restrictions shall run with, burden and bind the Property; and the Developer hereby declares the Property, as described in Exhibit "A" and as shown on the recorded subdivision plot, is and shall be held, transferred, sold, conveyed, occupied, and used to the restrictions hereinafter set forth and during the period of time set forth, and subject to all easements, right of way and restrictions previously placed upon property as recorded in the office of the Recorder of Deeds, in and for Sussex County, by the Developer and its predecessors of title:

1. Each lot or given land area located in Tepache Farms shall be solely and exclusively used for residential or recreational purposes. No structural or other improvements, except as herein provided, shall be erected, altered, placed, used or permitted to remain upon any such numbered lot in Tepache Farms.
2. Tepache Farms is hereby established as a restrictive development of single family detached dwellings. For the purpose of these restrictions, the word "family" shall mean a single person occupying the dwelling unit and maintaining household; two (2) or more persons related by blood or marriage or adoption occupying a dwelling, living together and maintaining a common household; or, not more than three (3) unrelated persons occupying a dwelling, living together and maintaining a common household.
3. Nor house, dwelling, accessory building or landscape design shall be commenced, erected, nor any addition to, or alteration therein shall be made until house plans, specifications, and landscaping design showing nature, shape, height, materials, floor plan, color scheme, location and approximate cost shall have been submitted to and approved in writing by Tepache Farms Architectural Review Committee or its successor or assignee.
 - (a) All houses must have no less than a 5/12 roof pitch and no less than four (4) course 8" block foundation.
 - (b) The yards of all houses must be seeded and landscaped and this must be completed within thirty (30) days completion of the house, However, due to inclement weather the homeowner may obtain a letter of extension from the Architectural Review Committee.

(c) The entrance steps in front of the house must be concrete and the entrance steps in the back of side of the house must be concrete and/or a deck.

(d) No trees shall be removed without the approval of the Architectural Review Committee with the exception of dead trees or trees that pose a threat to the health and safety of an individual or properties.

4. No lot or given area within Tepache Farms shall be re-subdivided or otherwise alienated into a lesser or smaller portion. A contiguous lot may be subdivided and each portion assigned to the adjacent lot so as to create a larger lot for the benefit of a single family house

5. There shall be no hunting or trapping allowed on any part of the land at any time. The use of BB guns, BB pistols, pellet guns, or any air rifles, bullet rifles, shotguns, or any firearm of any type is strictly prohibited. The breach of this restriction by any minor children shall be constituted a breach by their parents under whose direct supervision this restriction applies.

6. The recreation area designated on the plot plan is provided for the use and enjoyment of Tepache Farms families and their guests. It shall be the responsibility of all parties using said recreation area to remove all litter and properly maintain and respect the rights of wildfowl and wildlife that inhabit this area.

7. The minimum dwelling size is to the One Thousand Two Hundred and Fifty (1,250) square feet for a single story dwelling and Fifteen Hundred (1,500) square feet for a two story dwelling. For the purposes of the setback requirements as stated below as subparagraph (a) through (f), eaves steps and unroofed terraces shall not be considered part of any building or structure.

(a) The front yard setback of the dwelling on all lots shall be thirty (30) feet from the nearest right-of-way.

(b) The dwelling shall front or face toward the street, with the front line of the house at the thirty (30) foot setback line.

(c) The rear setback line of the dwelling shall be twenty (20) feet from the rear line.

- (d) There shall be two (2) side yards, each of which shall be at least fifteen (15) feet in width.
- (e) All accessory buildings shall have a minimum setback line of twenty (20) feet from the rear lot line and fifteen (15) feet from the side yard lines.
- (f) No accessory building shall be located forward of the front of the dwelling.

8. In order to provide unobstructed views of the surroundings and to restrict the erection or placement of improvements or objects that detract from the overall appearance of Tepache Farms, the following restrictions shall apply:

- (a) No boat trailer, boat, travel trailer or camper of any type shall be semi-permanently or permanently placed or stored forward of the front of the dwelling.
- (b) No untagged, wholly or partially stripped down motor vehicle or battered motor vehicle shall be permitted to be parked on any lot or on any street in Tepache Farms. There will be a Ten Dollar (\$10.00) per day fine for all unlicensed, stripped down or battered vehicles after thirty (30) days' notice issued by regular mail from the Architectural Review Committee.
- (c) No advertising signs shall be permitted on any numbered lot or given land area in Tepache Farms, except during time of construction. All signs must be removed within ten (10) days after completion of construction. A sign offering the premises for rent, or sale, or both may be displayed upon the lot or given land area which is for sale or rent.
- (d) No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or on the common area except insanitary containers which are securely fastened to prevent dispersal of such materials by wind and animals. Such containers shall be kept in an appropriate area which is concealed from public view.

- (e) No fence, hedge, wall or other dividing instrument over four (4) feet in height for the front yard and six (6) feet in height for the side and rear yards, measured from the ground on which it stands, shall be constructed or maintained on any lot, excepting temporary fences during construction of improvements by Declarants.
- (f) No vehicle over ten thousand (10,000) pounds shall be permitted except for local deliveries. A fine of no less than Fifty Dollars (\$50.00) per occurrence will be imposed, issued by regular mail, from the Architectural Review Committee.
- (g) Each lot owner shall provide space for two (2) parking spaces for vehicles off of the way and roads of Tepache Farms. All driveways must be stone or better. No vehicles are to be parked on the streets or roadways or common areas.

9. The following general prohibitions and requirements shall apply to construction or other activities conducted on any numbered lot or given land area in Tepache Farms.

BUILDING PLANS. In order to insure the development and maintenance of Tepache Farms as a residential development of high standard, Tepache Farms Architectural Review Committee, or its successors, shall be vested through its powers to control all buildings, structures, or improvements to be placed upon any lot or other land with Tepache Farms. The Tepache Farms Architectural Review Committee until such time as turned over to the Homeowner's Association will be comprised of James Grant.

- (a) The owner of each and every lot or other land area within Tepache Farms, by accepting title thereto, or by occupying the same, hereby covenants and agrees that no building, structure, or other improvements shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land area, unless and until the plans and specifications therefore shall have first been approved in writing by the Architectural Review Committee, or its successors, and that each such building, structure, or other improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or there land area only in accord with such approved plans and specifications therefore.

Refusal to approve any such plans and specifications by the Association or its successors may be based on any ground whatsoever, including purely aesthetic grounds, which shall seem sufficient in the sole discretion of such plans and specifications with thirty (30) days after written request, written approval shall be required.

PROVIDED, however, that no building, structure, or improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land which violates any of these covenants as herein before or hereinafter set forth.

- (b) All builders have to be approved by the Architectural Review Committee and the Architectural Review Committee has the right to refuse any builder for any reason.
- (c) Once construction of any structure has been commenced, such construction shall proceed without delay until the same is completed, unless such delay is attributable to a cause beyond control of the owner, builder, or contractor, as the case may be. Cessation of work before completion of any structure once started and continuance of such cessation for a continuous period of sixty (60) days shall be Prim Facie evidence of an attempt to abandon the structure, which shall thereafter be deemed to be a nuisance and must be removed.
- (d) No residence shall be occupied until the same has been substantially completed in accordance with its plans and specifications, and a letter of completion issued by Tepache Farms Architectural Review Committee stating that all building specifications and set backs have met with approval. In conjunction with the letter of approval of the Tepache Farms Architectural Review Committee will be permitted to inspect the building site during construction to enforce and monitor restrictions and building guidelines.
- (e) The elevation of any given lot or land area shall not be changed so as to materially affect the surface grade of the surrounding lot or land area without first obtaining the prior approval in writing of the Developer herein, its successors or assignees.

- (f) Each lot owner will be charged a fee of Six Hundred Dollars (\$600.00) at settlement by the Developer for the installation of a culvert at the entrance of their lot. This fee may be increased by the Developer, its heirs or assigns from time to time depending upon the costs incurred for purchasing and installing culverts.

10. **PROPERTY MAINTENANCE:** It shall be the responsibility of each lot owner to seed and maintain in a clean and orderly condition the planting area between the paved roadway and the property line of the lot.

Upon initial construction of a new home the contractor or property owner must post a three hundred dollars (\$300.00) refundable cash bond to be used for maintenance, regrading and reseeding the shoulders in front of each prospective lot upon which the house is being constructed. Upon completion of the home, if the shoulders are found improper condition, the full amount of the deposit will be returned. However, if regrading and reseeding the shoulders is necessary, the cost will be deducted from the bond.

Tepache Farms has no central water system. It is the responsibility of each lot owner to apply for installation of a well on the property and pay all fees connected therewith.

11. **RENTAL OF RESIDENCE:** Any owner of any lot in Tepache Farms development may rent his or her property for the sole purpose of residential occupancy. All covenants, restrictions, rules and agreements are applicable to such rentals and those persons leasing said property must be given, by the owner of the property, copies of all applicable covenants, restrictions, rules and agreements in order that they be served with notice of the same.

12. No portion of any lot shall be used as a street or right-of-way for ingress or egress. This shall not include private access drives or walkways created within the boundaries of the lot for the owner's sole use and service thereto.

13. No animals, livestock, reptiles, insects or poultry of any kind shall be raised, bred or kept on any lot. However, dogs, cats and other common household pets may be kept on lots subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes. Furthermore, the number of

domesticated animals shall be limited so as not to constitute a kennel operation.

14. The street, road, entrance area, recreation area and designated common areas, as shown on the plat of Tepache Farms or as subsequently constructed are hereby dedicated for the use of the residents and property owners of Tepache Farms. Common areas may be altered or improved upon by Developer, with the consent of the Tepache Farms Architectural Review Committee. The streets, roads, and entrance shall be constructed by the Developer in accordance with applicable standards and such streets, roads and entrance areas will not be maintained by the State of Delaware or Sussex County. Each such resident and property owner by the acceptance of a conveyance of a lot or lots in Tepache Farms hereby agrees to pay his or her proportionate share for maintaining, repairing and replacing all streets, roads, entrance areas, draining swales, and for the purposes alluded to in paragraph 16 hereof.

15. **SANITATION:** No toilet, sewage disposal system, or cesspool shall be maintained or used upon any lot or land area located in Tepache Farms, excepting where the same is used in combination with a septic tank. All septic tanks shall be constructed and maintained in accord with the rules and regulations established by those health authorities having jurisdiction over Tepache Farms. Whenever public sewer mains are made available to a lot in Tepache Farms, all premises adjacent to such public sewer mains shall be connected to said mains at the expense of the owners of such lot.

16. (a) Every person, firm or corporation who acquired title, legal or equitable, in any lot or given land area in Tepache Farms shall be a member of the Tepache Farms Homeowner's Association; provided, however, that such membership is not intended to apply to those persons, firms or corporations who hold an interest in any such lot merely as security for the performance of any obligation to pay money; namely, mortgages, deeds of trust, or real estate contract purchases. However, if such persons, firms or corporations shall realize upon their security and become the real owner or owners of a lot within Tepache Farms, such persons, firms or corporations will then be subject to all the requirements and limitations imposed in these Restrictions on such owners within Tepache Farms and all members of the Association, including those provisions with respect to the payment of an annual charge.

(b) The general purpose of the Association is to further and promote the community welfare of the property owners in Tepache Farms.

(c) The Association shall also be the means for the promulgation and enforcement of all regulations necessary for the governing of Tepache Farms.

(d) The Association shall have all the powers that belong to it be operating law. The Association shall be governed by a Board of Directors of not less than three (3) nor more than five (5) members, all whom shall be property owners in Tepache Farms. Prior to the sale of seventy-five percent (75%) of the lots laid out by the Developer and designated as Tepache Farms, the Developer, or its successors or assigns, may, in its discretion, appoint a Board of Directors of the Tepache Farms Homeowner's Association, consisting of not less than three (3) nor no more than (5) members, as well as to appoint the respective successors thereof. After the sale of seventy-five percent (75%) of the numbered lots laid out by it in Tepache Farms, such a Board of Directors shall be selected, elected and appointed by the vote in person or by proxy of the owners of the majority of the lots located in Tepache Farms, the owner or owners thereof are to have one (1) vote for each lot owned by him, her, them or it, as the case may be. Upon establishment of the Board of Directors in the manner aforesaid, such Board of Directors shall thereupon succeed to all powers, privileges, rights and authority reserved by vested in, or exercised by the developer, successors and assigns.

17. Each lot owner in Tepache Farms covenants to pay prior to the establishment of Tepache Farms Homeowner's Association and such association after its formation, and its successors, at settlement and on January 1st of each year thereafter, a maintenance assessment, such assessment to be One Hundred Fifty Dollars (\$150.00) per year to be determined by Tepache Farms Homeowner's Association or by the Board of Directors of the Tepache Farms Homeowner's Association, for each and every lots owned by said property owner in Tepache Farms. The process received by Tepache Farms or the Tepache Farms Homeowner's Association, as the case may be, shall be used and expended for swales, common areas, lighting for streets, fences and other similar purposes, including snow removal. If any assessment is not paid on the date when due as hereinabove provided, then such assessment shall be deemed delinquent and shall, together with such interest thereon and cost of collecting, including

reasonable attorney's fees thereof as hereinafter provided, continue as a lien on the lot and nay structure build thereon which shall bind such lot in the hands of the then owner, his heirs, devisees, personal representatives, successors and assigns. In addition to such lien rights, the personal obligation of the then owner to pay such assessment, shall remain this personal obligation and shall not pass to his successors in title (other than as a lien on the land) unless expressly assumed by them. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the legal interest rate authorized by 6 Del. C. Sec. 2301, as amended, and the Association may bring legal action against the owner personally obligated to pay the same or may enforce or foreclose the lien against the lot; and in the event a judgment is obtained, such judgment shall include interest on the assessment above provided and any reasonable attorney's fees to be fixed by the court, together with the cost of the action. No owner of a lot may waive or otherwise escape liability for the assessment provided by nonuse of the roads, streets, or other common areas, or by abandonment his or her or its lot. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage on the lot. Sale or transfer of any lot shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

18. Nothing contained herein shall be constructed in any manner so as to impose upon the Developer, its successors or assigns, and liabilities for the property damages and/or persons' injury occurring to any person or persons whomsoever for or by reason of the use of the ways, roads, streets, lands, easements, common areas, entrance ways, or similar like conditions, or any of them in Tepache Farms.

19. There is hereby reserved along the side and rear lot of each numbered lot or given land areas in Tepache Farms an easement of ten (10) feet in width for utilities and drainage. There is also reserved along the front of each numbered lot or given land area in Tepache Farms an easement of five (5) feet in width for utilities.

20. Agricultural use protections. Normal agricultural uses and activities conducted in a lawful manner are preferred. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm

operations, land uses adjacent to land used primarily for agricultural purposes shall be subject to the following restrictions:

- (a) For any new subdivision development located in whole or in part within 300 feet of the boundary of land used primarily for agricultural purposes, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice: "This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."
- (b) For any new subdivision development located in whole or in part within 50 feet of the boundary of land used primarily for agricultural purposes, no improvement requiring an occupancy approval for a residential type use shall be constructed within 50 feet of the boundary of land used primarily for agricultural purposes.

21. The Restriction and Agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot or given land are in Tepache Farms and are intended to create mutual, equitable servitudes upon each of said lots or given land areas in favor of each and all other lots therein; to create reciprocal rights between the respective owners of all the said lots; to create a privity of contract and estate between the grantees of said lots and given land area, run with the land for the benefit of each and all other lots and given land area and their respective owners.

22. The owner of any lot or given land area to whose benefit these Restrictions inure may proceed at law or in equity to prevent, after fifteen (15) days notification by certified or registered mail, the occurrence, continuation or violation of any of these Restrictions and the court in any such action may award the successful party reasonable attorney's fees. The remedies specified herein are cumulative and a specification of them shall

not be taken to preclude any aggrieved party from resorting to any other remedy at law or in equity or under any other statute. No delay or failure on the part of an aggrieved party to invoke an available remedy in respect to a violation of any of these Restrictions shall be held to be a waiver of that party or an estoppel of that party to assert any rights available to him upon the reoccurrence or continuation of such violation or the occurrence of a different violation.

23. The Restrictions may be amended by the Tepache Farms Architectural Review Committee until at least seventy-five percent (75%) of the lots have been sold, and then at such time when the Homeowner's Association is turned over to the property owners, and at that point these restrictions may be amended with the written consent of not less than sixty percent (60%) of the owners of all the lots in Tepache Farms. The required percentage of owners of the various lots or given land area in Tepache Farms shall have the power to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them at any time hereafter. Any such waiver, abandonment, termination, modification, alteration, change, amendment or addition shall take effect when a copy thereof executed and acknowledged by each of the lot owners who assent thereto in accordance with the usual form of execution and acknowledgement of deeds to land shall have been filed for record in the Office of the Recorder of Deeds, in and for Sussex County, and the same shall be waived, abandoned, terminated, modified, altered, changed, amended or added to as the case may be. In taking of any such vote or the obtaining of any such written consents, each owner, including the Developer, shall have as many votes or consents as he may own lots or given land areas situated in Tepache Farms. The right and privilege granted herein to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them does not extend nor apply to the waiver, abandonment, termination, modification, alteration, change, amendment, or addition to the plot of Tepache Farms as the same presently appears of record, nor addition to the plot of Tepache Farms as the same presently appears of record, nor to the location of the various streets, roads, thoroughfares, or ways shown thereon, neither of which shall be abandoned, terminated, waived, modified, altered, changed, amended, or added to without the express written consent of Tepache Farms first being had and obtained. Furthermore, these Restrictions may not be waived, abandoned, terminated, modified, altered, changed or amended so as to affect in any manner the obligation of the lot owners to properly maintain, repair and replace the streets, roads and entrance areas shown on the plot of Tepache

Farms, unless and until such obligations shall be assumed by the Division of Highways of the State Department of Transportation or by another responsible governmental agency.

24. The invalidating of any one of the foregoing Restrictions by any court or competent jurisdiction shall in no way affect or impair the full force and effect of all other Restrictions set forth herein, and in any such event, all other restrictions invalidated thereby shall remain in full force and effect.

END OF TEXT –SIGNATURE PAGE FOLLOWS

DRAFT

IN WITNESS WHEREOF, The said party of the first part has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this _____ day of _____, 2019

Signed, sealed, and delivered
In the presence of:

Gator and Associates, LLC

Witness

BY: _____
James Grant – President

Witness

BY: _____
James Grant – Secretary

STATE OF DELAWARE:

: ss

COUNTY OF SUSSEX :

BE IT REMEMBERED, That on this _____ day of _____, 2019, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, _____, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to their act and deed.

GIVEN under my hand and seal of office, the day and year aforesaid.

Notary Public

DRAFT

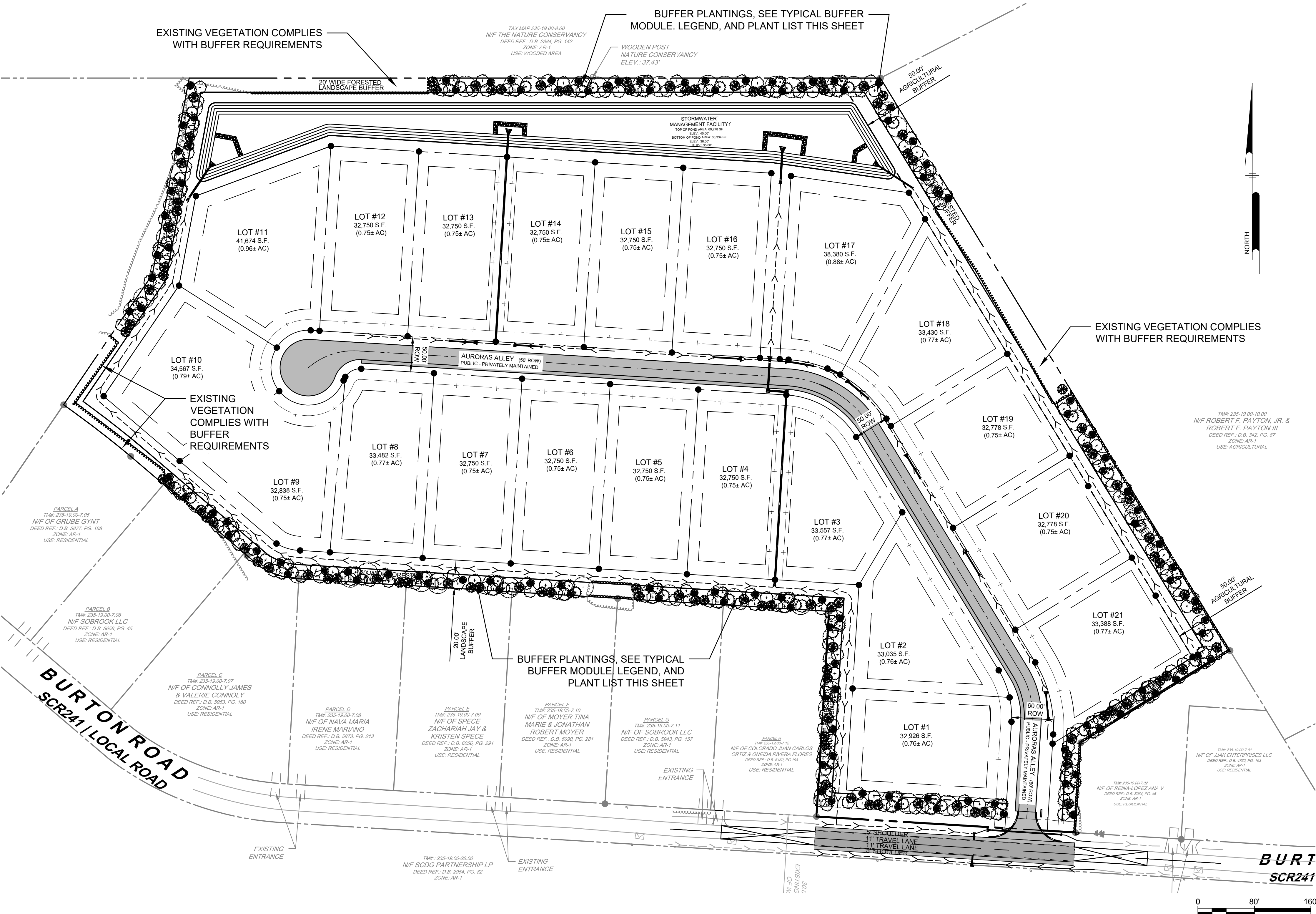
U:\Academics\JGRNT\JGRNT121008 - Burton Farms Subdivision\DESIGN - PRELIM\CS2001.dwg PLOTTED: 5/20/2025 9:45 AM BY: Emmanuel Chikwa PLOTSTYLE: Pennoni\NCSub.d

PROJECT STATUS: —

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	NOTES
TREES						
QP	38	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL	B&B	NATIVE
AR	38	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	NATIVE
CF	95	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL	B&B	NATIVE
CC	95	CERIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	NATIVE
MV	70	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL	B&B	NATIVE
JV	56	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	NATIVE
JO	56	ILEX OPACA	AMERICAN HOLLY	5' HGT	B&B	NATIVE
PS	106	PINUS STROBUS	EASTERN WHITE PINE	5' HGT	B&B	NATIVE

*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE
- ABOVE QUANTITIES REFLECT PROPOSED BUFFERS
- BUFFER QUANTITIES TOTAL 554 TREES. OF THAT TOTAL, DECIDUOUS TREES = 336 (61%) AND EVERGREEN TREES = 218 (39%)



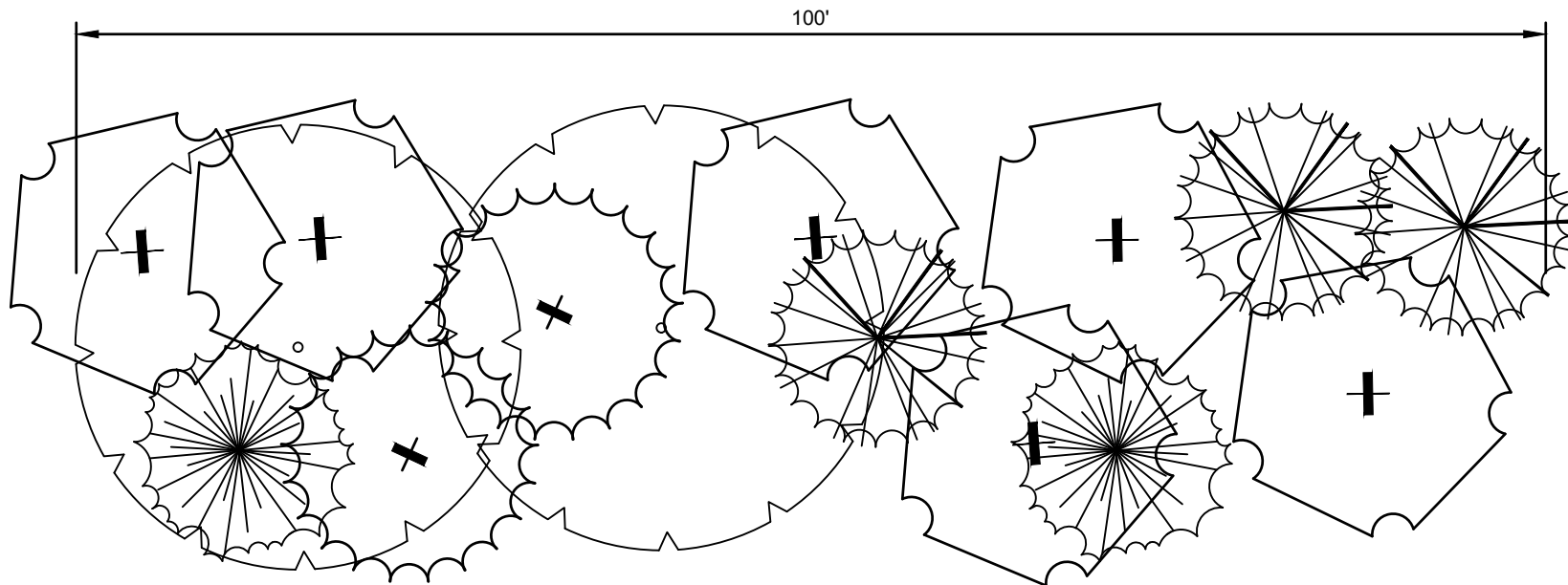
LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (AR, QP)
	MEDIUM DECIDUOUS TREE (CC, CF)
	SMALL/MEDIUM DECIDUOUS TREE (MV)
	MEDIUM/LARGE CONIFEROUS TREE (JV/JO)
	LARGE CONIFEROUS TREE (PS)

BUFFER NOTES:

- ALL TREES THAT ARE TO BE PLANTED SHALL INCLUDE A MIX OF 70% DECIDUOUS SHADE TREES AND 30% EVERGREEN TREES, A MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES, WHICH MAY INCLUDE EXISTING AS WELL AS PLANTED TREES. EVERY ONE-HUNDRED-FOOT LENGTH OF BUFFER SHALL INCLUDE A MINIMUM TOTAL OF 15 TREES.
- ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
- ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

TYPICAL 100 LF BUFFER MODULE



LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, (DE# S1-0000409)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TEPACHE FARMS SUBDIVISION
TAX MAP: 235-19.00-7.00
22187 BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

LANDSCAPE PLAN
GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963

NO.	DATE	REVISIONS	BY

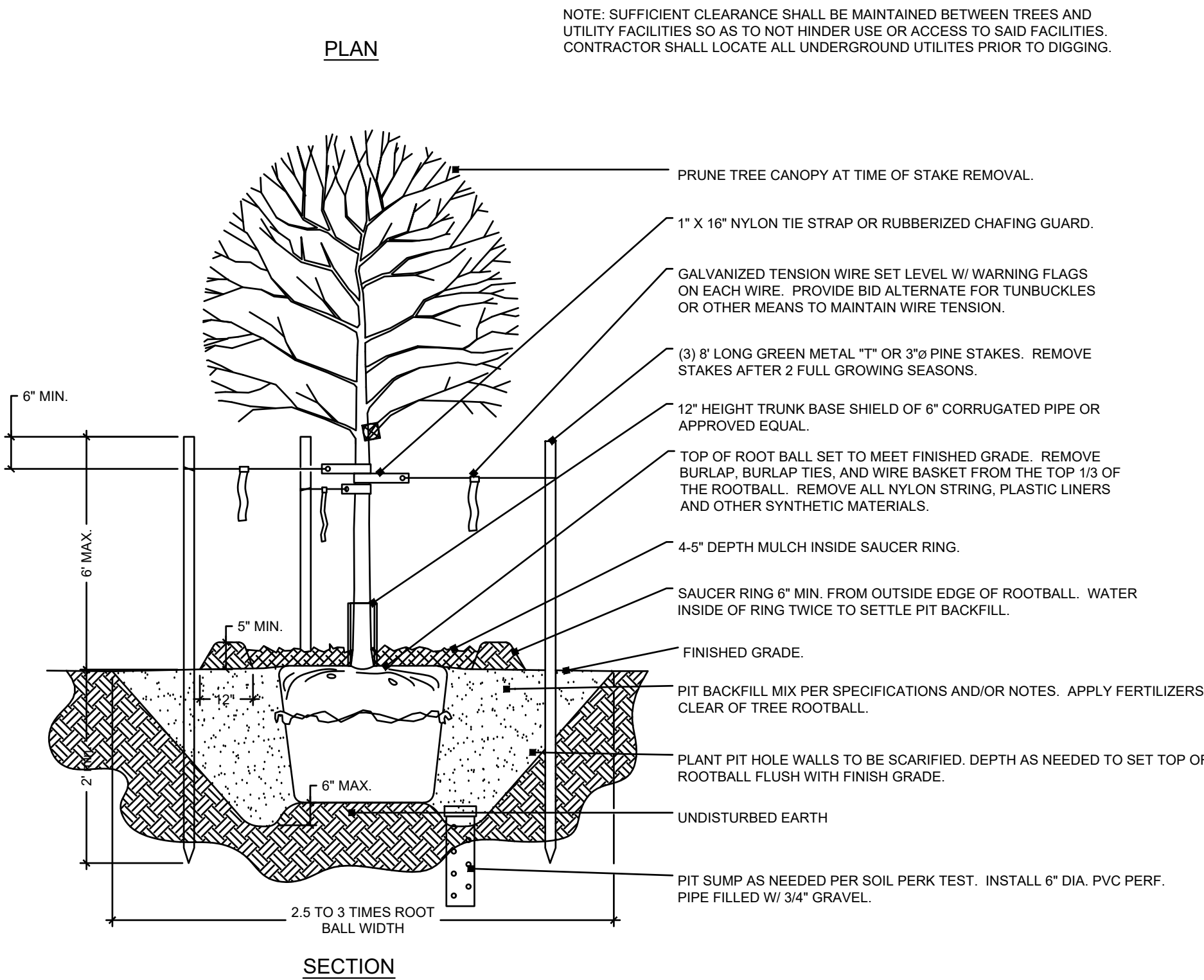
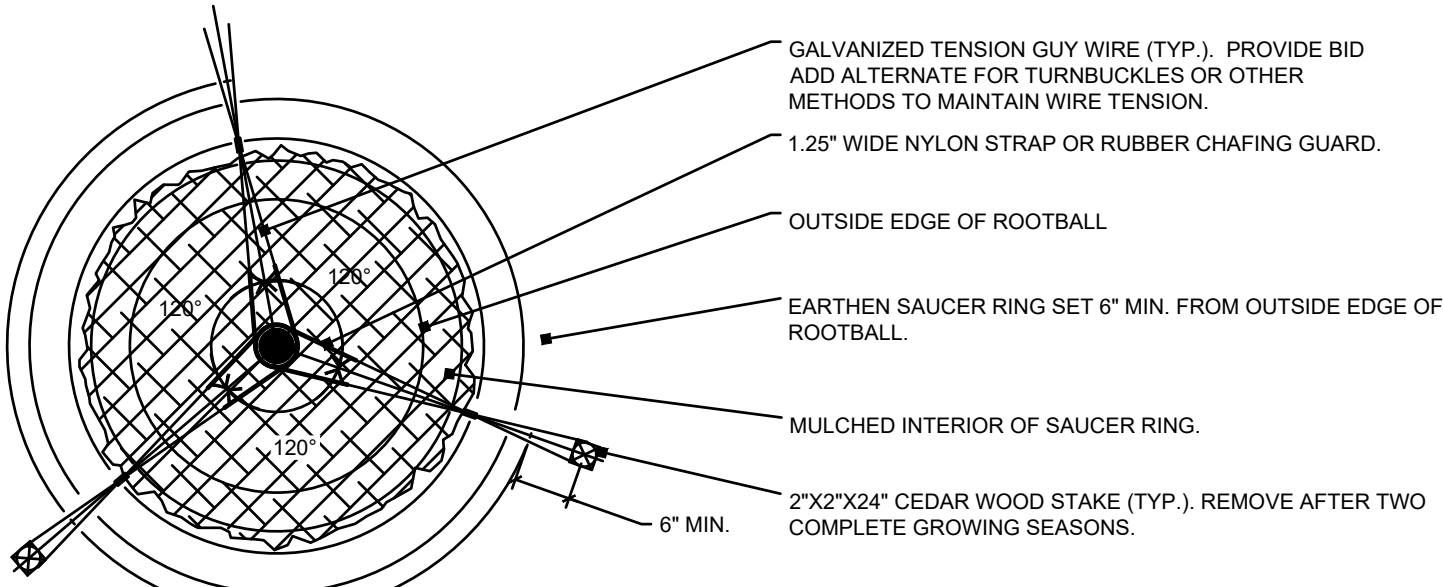
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: JGRNT21008
DATE: 2025-03-10
DRAWING SCALE: 1"=80'
DRAWN BY: EOC
APPROVED BY: AMD

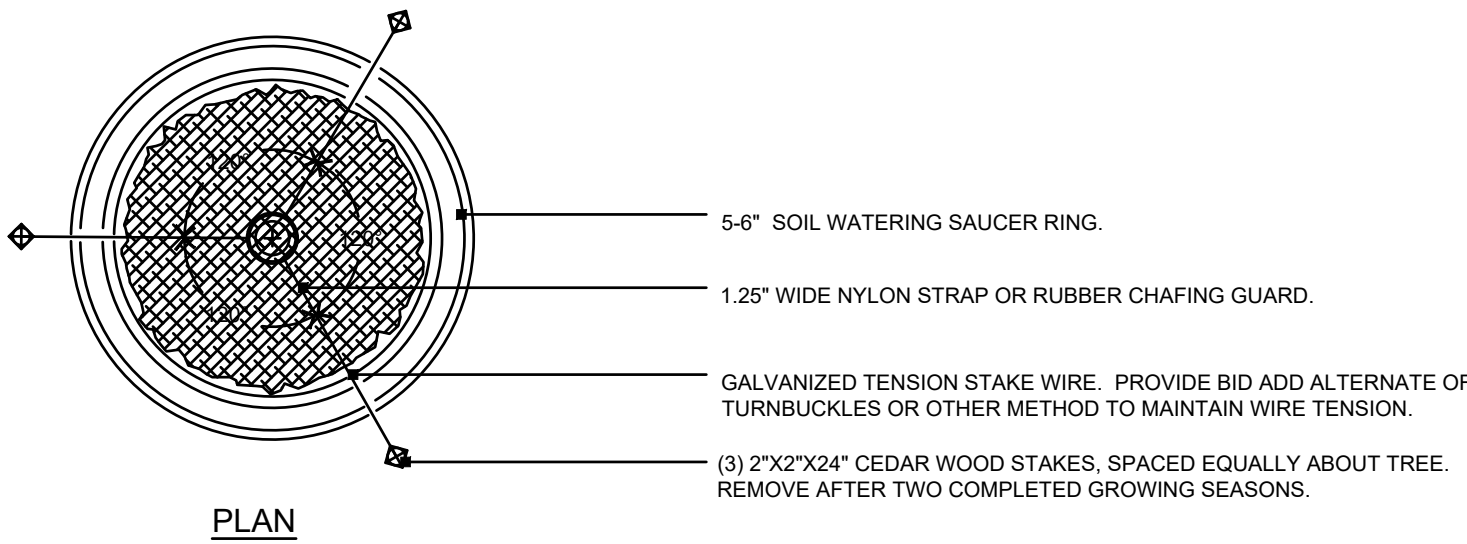
CS2001
SHEET 11 OF 19

LANDSCAPE NOTES:

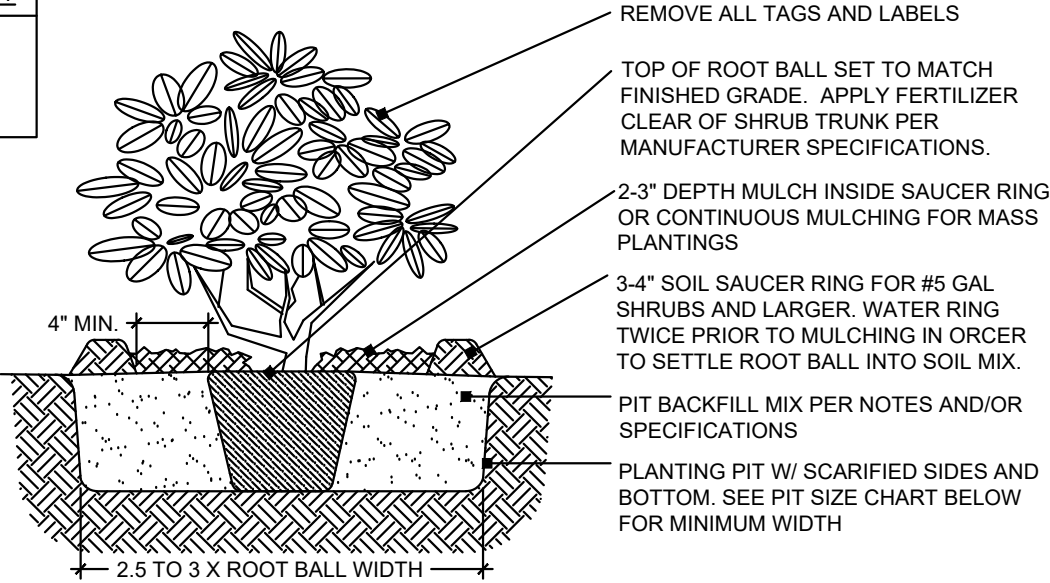
1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS
3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
5. MULCH:
- 5.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUND COVER AND PERENNIAL BEDS.
- 5.3. APPLY 2" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
- 5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS
6. FINE GRADING:
FINE GRADE ALL GROUND COVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 4" DIAMETER.
7. TOPSOIL:
CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS: 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUND COVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
8. PLANT PITS AND BACKFILL:
- 8.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL
- 8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
- 8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
- 8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/4 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
- 8.5. STANDARD PIT BACKFILL SHALL CONSIST OF 1/4 NATIVE SOIL, 1/4 COMPOST, AND 1/2 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/4 NATIVE SOIL, 1/4 COMPOST, AND 1/2 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
- 8.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 6" WIDER THAN THE ROOT BALL.
- 8.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
9. TREE STAKING AND GUYING:
ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUY'S MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. FERTILIZERS:
FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
11. LANDSCAPE DRAINAGE:
THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
12. SEEDED AREAS:
THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.
13. MAINTENANCE PERIOD AND GUARANTEE:
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.
15. PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
A. A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
70% DECIDUOUS SPECIES
30% EVERGREEN SPECIES
16. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN/AMERICAN STANDARDS FOR NURSERY STOCK.
17. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
20. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
21. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
22. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
23. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
24. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
25. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
26. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
27. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.
28. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
29. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
30. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
31. THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.
32. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR ACCESS TO THE TREES FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION. PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
33. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.



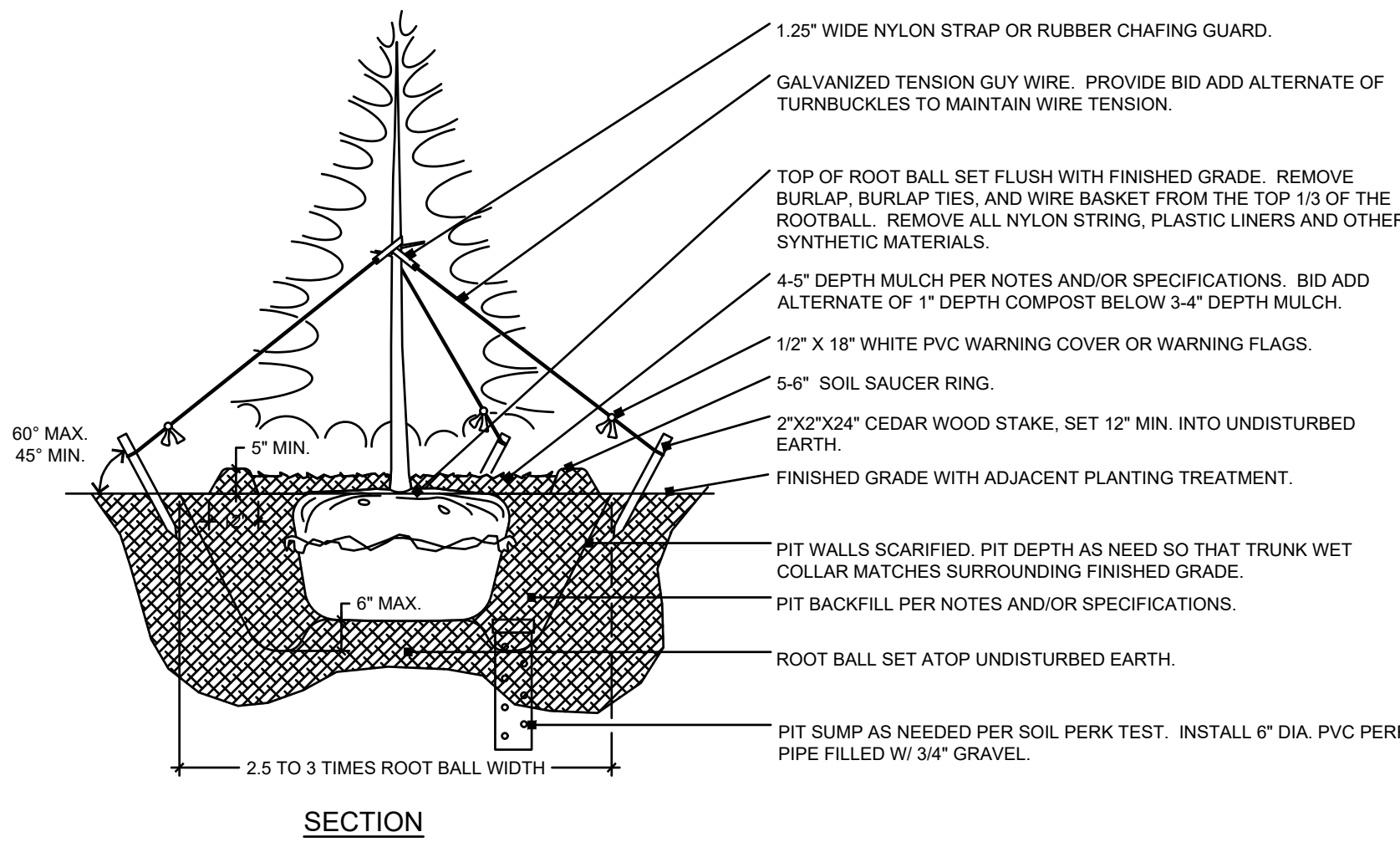
A CANOPY TREE PLANTING AND GUYING
N.T.S.



SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	16"
#3 GALLON	30"
#5 GALLON	42"



C SHRUB PLANTING
N.T.S.



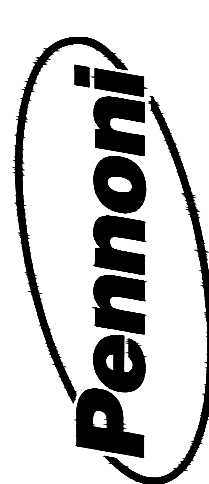
B EVERGREEN TREE PLANTING AND STAKING
N.T.S.

TEPACHE FARMS SUBDIVISION

TAX MAP: 235-19.00-7.00
22187 BURTON ROAD (SCR 241), MILTON, DE 19968
BROADKILL HUNDRED, SUSSEX COUNTY, DE

LANDSCAPE PLAN NOTES & DETAILS

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NO.	DATE	BY	REVISIONS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT21008
DATE	2025-03-10
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD

CS2002

SHEET 12 OF 19

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, (DE# S1-0000409)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE

MAPPING & ADDRESSING

MEGAN NEHRBAS
MANAGER OF GEOGRAPHIC
INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F



Sussex County

DELAWARE
sussexcountyde.gov

October 26, 2018

Pennoni
Attn: Alan Decktor
18072 Davidson Dr
Milton, De. 19968

RE: **Proposed Subdivision Name(s)**

I have reviewed the name(s) submitted for your proposed subdivision TEPACHE FARMS, which is located in MILTON (235-19.00-7.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

TEPACHE FARMS

Should you have any questions please contact the **Sussex County Addressing Department at 302-853-5888 or 302-855-1176.**

Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

MAPPING & ADDRESSING

MEGAN NEHRBAS
MANAGER OF GEOGRAPHIC
INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F



Sussex County
DELAWARE
sussexcountyde.gov

October 1, 2018

Pennoni
Attn: Alan M. Decktor
18072 Davidson Dr.
Milton, De. 19968

RE: TEPACHE FARMS

I have received proposed street name(s) for the new subdivision, TEPACHE FARMS, located in Milton. In reviewing the proposed street name(s) the following have been approved:

Auroras Aly	Tavish Station Way	
Hazels Hide Way		

Use only **approved** road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **TEPACHE FARMS** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

January 24, 2025

JGRNT21008

Date of Meeting: January 23, 2025
Subject: Pre Submittal Meeting
Meeting Location: Teams Meeting
Prepared by: Olayiwola Okesola

**RE: DelDOT Meeting Minutes
Tepache Farms Subdivision – Burton Road
Milton, DE**

Attendees:

Derek Sapp – DelDOT
Travis Schirmer – DelDOT
John Pietrobono - DelDOT
James Argo – DelDOT
Olayiwola Okesola - Pennoni
Matt Schilter – DelDOT
Sean Humphrey - DelDOT

Items Discussed:

1. The property (TM# 235-19.00-7.00) is located on the north side of Burton Road in Milton. The project is proposing 21 single family homes. The site is currently zoned for agricultural and residential use.
2. Burton Road is a Local Road.
3. The site will generate 240 trips, with an AM peak of 18, and a PM peak of 23. No TOA/TIS is required.
4. Right-of-Way required along Burton Road is 30' from the centerline, with an additional 15' permanent easement along the frontage.
5. Number of trips call for no auxiliary/turn lanes.
6. The development's entrance will be from Burton Road.
7. The site is in a Level 4 Investment Area. No Sidewalk/SUP is required.
8. The development and site entrance will be constructed in a single phase.
9. The entrance drainage will be captured internally and conveyed through the site via 20' SW setbacks.
10. Design standard of 11' travel lanes and 5' shoulders shall be provided along the site's actual frontage.
11. DelDOT requests a Level I inspection for this development.
12. Pavement core information will determine if a mill and overlay are required. No RPM or rumble strips present.
13. No Area Wide Study Fee Letter for this site, nor is a signal agreement is required.
14. The necessary lateral offset required will be provided along Burton Road to meet clear zone.
15. No noise analysis is required.

The summary listed above reflects our best recollection of the items presented and discussed. Please do not hesitate to advise us if any items are missing, incomplete or inaccurate.

January 24, 2025

JGRNT21008

Date of Meeting: January 22, 2025
Subject: SAS Meeting
Meeting Location: Online Meeting
Prepared by: Olayiwola Okesola

RE: SCD SAS Meeting Minutes
Tepache Farms – Burton Road
TM# 235-19.00-07.00
Milton, DE

Attendees:

John Justice – SCD
Olayiwola Okesola - Pennoni
Alan Decktor – Pennoni

Items Discussed:

Standard

- All submittals are to include paper copy of plans and reports as well as electronic copies to aid in an expeditious review. (i.e., pdf, Excel, HydroCAD, CAD). We will email electronic version of everything at time of hard copy submission.
- Project report narrative to state how regulatory compliance is being met quantitatively and qualitatively for the RPv, Cv & Fv storm events.
- For consistency, and assistance with implementing SCD/DNREC's database, the site data, latitude/longitude to be on State Plane coordinates, with approximate geographical location (i.e., benchmark #1, NE site corner, etc.) AND in degree decimal format (xx.xxx, -xx.xxx)
- We will analyze the entire property area and compare between pre and post runoff rates. We will indicate how we are meeting compliance in the SWM report.
- Report to include sizing computations of Forebay(s), ROP & Sediment Trap(s). This information will be included on the plans and the SWM report.
- Silt fence to be provided behind all curbs (sidewalks if provided).
- Both the 'Sequence of Construction' and Operation & Maintenance notes and schedule are to be site specific.
- The soils report will follow the SIP requirements and be included in the SWM report and part of the initial submission. Make sure it is included if the proposed basins will be used as a sediment trap and if the trap will be dug to bottom of basin or left high.

Site Specific

- At the SAS, we reviewed the proposed site development. The proposed site includes a 21-lot subdivision. The subject property is 24.52+/- acres. The site will include one stormwater BMP to control the post development flows to match pre-development.
 - The initial formal soils work has been received; infiltration is feasible.
 - The proposed facility is assumed to be an infiltration facility pending final soils work.
- The post-development drainage areas drain to the proposed BMP facility via swales on site.
 - The proposed project will not impact adjacent properties.

- DelDOT Entrance Permit required prior to scheduling Pre-Construction Meeting.
- We can utilize the step 2-3 process for this submission.
- Record Plan Letter of No Objection required for discharge into DelDOT/Municipal systems prior to SCD plan approval.
- We will install SF along the perimeter of the property. We will maintain as much of the wooded area as possible through the design of the project.
- Ensure that proper separation is provided from proposed facilities in accordance with Appendix 8 of the BMP Standards & Specifications.
- There are no wetlands onsite.
- We will use the DURMM PLD method to analyze the disturbed area.
- The property is assumed to be built in one phase and have required ESC measures for the property. If this changes, a detailed phasing plan will be provided with our submission.

The summary listed above reflects our best recollection of the items presented and discussed. Please do not hesitate to advise us if any items are missing, incomplete or inaccurate.

U:\Accounts\JGRNT\JGRNT21008 - Burton Road Subdivision\DELIVERABLES\SAS\2025-01-22 Tepache Farms SCD MM.docx

TEPACHE FARMS SUBDIVISION
33 SINGLE-FAMILY LOTS
TAX MAP 235-19.00-7.00

§ 99-24 Supporting Statements. A. *Statements explaining how and when the subdivider proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavements and drainage structures.*

A larger soil feasibility study for this property including the surrounding parcels once part of this property was completed and approved by DNREC back on March 29, 2019. Additional Soil Site Evaluations were subsequently performed on the first eight (8) parcels located along the frontage Burton Road.

Per section 5.2.1, a site evaluation is the next step in the process of obtaining a construction permit for an on-site wastewater treatment and disposal system. The site evaluation report will identify specific site conditions or limitations including, but not limited to, isolation and separation distances, slopes, existing wells, cuts and fills, and unstable landforms. The site evaluation prescription shall follow an approach that includes consideration of topography, available area, slope gradient and uniformity, soil profile (thickness and depth of each horizon, color, percolation, absorption rate, redoximorphic features, texture (see Exhibit B), and zones of saturation), drinking water supplies, bodies of water, and shellfish growing areas. All suitable soils within the evaluated area shall be delineated regardless of isolation distances, physical encumbrances and easement requirements as well as any of the above conditions which may exist. The site evaluation report shall be reviewed and approved for compliance with current Regulations by a DNREC Environmental Scientist with a soil science background.

The 8 previous site evaluations that have been Approved by DNREC, for the 8 detached single-family dwellings on individual lots, that were once part of the total tract of the subject parcel, were approved for Full Depth Gravity Onsite Wastewater Disposal Systems.

Once the approved site evaluations have been approved for the twenty-one (21) detached single-family dwellings on individual lots that is the subject of this application and prior to the issuance of Building Permits, an onsite wastewater disposal system permit will be prepared per Section 5.3 of the current DNREC Regulations. The disposal systems shall be sized based on the estimated wastewater flow and the results of percolation tests or the assigned percolation rate. Percolation rates shall be based on USDA soil textures and assigned by the Class D soil scientist through the site evaluation process. The projected peak daily wastewater flow shall be used to determine the appropriate size and design of on-site wastewater treatment and disposal systems. Onsite wastewater disposal systems are sized and designed on a per-lot basis as houses are being planned for the lots.

Water supply for the 21 individual lots will be through an onsite drinking water well permitted through the DNREC Division of Water Supply Division. All wells will be installed by DNREC Licensed Well Drillers.

Street pavement design will follow Sussex County, Delaware Private Road Standards Details dated August 19, 2008 and Chapter 99. The streets within **Tepache Farms** will be Private and will initially be installed by the developer and will be designed and constructed in accordance with Section 99-18 of the subdivision code. All roads regulated by Sussex County shall meet fire access requirements as required pursuant to the Delaware State Fire Prevention Regulations (DSFPR).

All drainage for the subdivision will follow approved sediment control and stormwater management plans that have been approved by the Sussex Conservation District meeting all of the applicable requirements of the Sussex Conservation District Sediment Control and Stormwater Management Program and Handbook, Delaware Sediment and Stormwater Regulations and Chapter 99, Articles I, III, V and VI, including an inspection and maintenance agreement, and an Individual Grading Plan meeting all requirements of the Sussex County Drainage and Grading Requirements.

§ 99-24 Supporting Statements. B. *Statements concerning any proposed deed restrictions to be imposed by the owner.*

Covenants, Conditions and Restrictions for the **Tepache Farms** Home Owners Association will be submitted to the Planning & Zoning Commission prior to the public hearing that will describe the requirements and limitations of the subdivision. The goal of this document will be to protect, preserve and enhance property values in the community. The document will regulate what property owners within **Tepache Farms** can or cannot do with their property. The document will also outline the minimum requirements outlined in the county codes as it pertains to agricultural use protection and required forested and/or landscaped buffer strip areas.

§ 99-24 Supporting Statements. F. *Statements explaining how and when the subdivider proposes to provide for the perpetual maintenance of forested buffer strips, if required.*

The perpetual maintenance of the buffer plantings by a homeowners' association shall be assured through the covenants, conditions and restrictions and/or homeowners' association documents. The perpetual maintenance shall include the requirement that any trees that die must be replanted with trees of the same type and species and in accordance with the original landscape plan approved by the County. The perpetual maintenance shall also include a requirement that the forested buffer area be planted and maintained according to best management practices in the forestry industry. The responsibility for the perpetual maintenance of the buffer strip and its plantings shall be assured through covenants, conditions and restrictions which are obligatory upon the purchasers through assessments by the homeowners' association. The developer shall be held responsible for the health and survival of the trees, including regular necessary watering for a minimum of two years or until such later date as the maintenance responsibilities are transferred to a homeowners' association; provided, however, that the developer shall replace any trees that die during the minimum two-year developer maintenance prior to transferring maintenance responsibilities to a homeowners' association.

Ashley Paugh

From: Dickerson, Troy <TDickerson@delaware.coop>
Sent: Thursday, May 2, 2024 1:38 PM
To: Ashley Paugh
Subject: RE: Sussex County TAC Review - 2024-03 Tepache Farms

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good afternoon Ashley,

This development is located within DEC's service territory, and we have facilities in the area to serve the proposed building units.

Thanks!!



Troy W. Dickerson, P.E.
Vice President of Engineering
Delaware Electric Cooperative, Inc.
o: 302.349.3125 m: 302.535.9048
a: 14198 Sussex Highway, Greenwood, DE 19950
w: www.delaware.coop e: tdickerson@delaware.coop

From: Ashley Paugh <ashley.paugh@sussexcountysde.gov>
Sent: Wednesday, May 1, 2024 11:52 AM
To: C. Daniel Parsons <dparsons@sussexcountysde.gov>; Carlton Hall <carlton.hall@delaware.gov>; Dawn Budinger <dawn.budinger@delaware.gov>; Dean Holden - Chesapeake Electric <dholden@chpk.com>; Jennifer Cinelli <jennifer.cinelli@delaware.gov>; Jessica Watson <jessica.watson@state.de.us>; John J. Ashman <jashman@sussexcountysde.gov>; Lisa M. Walls <lwalls@sussexcountysde.gov>; Lisa Savage - Delmarva Power <lisa.savage@delmarva.com>; Marvinina Cephas - Air Quality <marvinina.cephas@delaware.gov>; Megan Nehrbas <mnehrbas@sussexcountysde.gov>; Michael S. Tholstrup (DNREC) <Michael.Tholstrup@delaware.gov>; Milton Melendez <milton.melendez@delaware.gov>; Monica Bonilla <monica.bonilla@delaware.gov>; Richard McCabe <richard.mccabe@delaware.gov>; Robin Weinkam - DNREC Watershed <Robin.Weinkam@delaware.gov>; Stephanie Mack - Delmarva Power <Stephanie.Mack@exeloncorp.com>; Subdivision Delaware <subdivision@delaware.gov>; Taryn Davidson <taryn.davidson@delaware.gov>; Thelton Savage <thelton.savage@usda.gov>; Trevor Clark <trevor_clark@fws.gov>; Dickerson, Troy <TDickerson@delaware.coop>; Vince Robertson <vrobertson@pgslegal.com>; William Kelly <William.kelly@delaware.gov>
Cc: Susan Isaacs <sisaacs@sussexcountysde.gov>; Planning and Zoning <pandz@sussexcountysde.gov>
Subject: Sussex County TAC Review - 2024-03 Tepache Farms

Good Morning All,

Sussex County Planning & Zoning Department has received one (1) application that requires TAC review.

Attached is a memo regarding the application and a PDF of the plans as submitted.

Comments have been requested to be submitted no later than **June 26, 2024**.

Please send all comments to pandz@sussexcountysde.gov.

Sincere Thanks,

Ashley Paugh

Planning Technician

Sussex County Council

Planning & Zoning Dept.

2 The Circle (PO Box 417)

Georgetown, DE 19947

(302)-855-7878



DELAWARE DEPARTMENT OF
AGRICULTURE

2320 SOUTH DUPONT HIGHWAY
DOVER, DELAWARE 19901
AGRICULTURE.DELAWARE.GOV

TELEPHONE: (302) 698-4500
TOLL FREE: (800) 282-8685
FAX: (302) 697-6287

July 2, 2024

Susan Isaacs, Planner I
Planning & Zoning Commission
P.O. Box 417
Georgetown, Delaware 19947

Subject: **Preliminary Plans for Tepache Farms**

Dear Ms. Isaacs,

Thank you for providing preliminary plans for Tepache Farms submitted by Gator & Associates, LLC to our section dated March 11, 2023.

The Delaware Forest Service recommends the plans reflect tree planting specifications and that the ISA ANSI A300 best management practices are followed for newly installed trees. DFS recommends planting a 70/30 mix of hardwood and evergreen tree species. There are several tree species that are not recommended for planting in the state due to their invasive nature or the susceptibility to pests and diseases. These species are listed on our department website. The Delaware Forest Service requests tree species to be added to the preliminary plans before being approved. Please resubmit the preliminary plans to Delaware Forest Service once the updates are completed.

The Delaware Forest Service will await resubmission of plans.

If you have any questions please feel free to contact me at taryn.davidson@delaware.gov.

Sincerely,

Taryn Davidson
Urban Forestry Coordinator
Delaware Forest Service

DEPARTMENT OF TRANSPORTATION
COMMENTS FOR
T.A.C. MEETING
OF May 1, 2024

Lands of Tepache Farms
Tax Map # 235-19.00-7.00
SCR 241 (Burton Road)
Sussex County

#2024-03, Gator & Associates (Tepache Farms)

1. Please refer to the “*Development Coordination Manual*” manual for the design of the subdivision streets and/or entrance. The website for the manual is the following;

<http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>
2. For all projects, any sub-station and/or wastewater facilities will be required to have access from the internal subdivision street with no direct access to the State maintained highway.
3. For all projects, a 20-foot wide buffer will be required from the edge of the stormwater management pond to the ultimate right-of-way of the County road. The ultimate right-of-way is based on the functional classification of the road.
4. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5.1.2: Frontage Easements, a 15-foot wide permanent easement will need to be established across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way for this road. The following note is required, “**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**”
5. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5: Dedication of Right-Of-Way and Easements, Figure 3.2.5-a Minimum Standards for Total Roadway Right-Of-Way, the project shall be subject to dedicate right-of-way in accordance to the minimum standards.
6. Referring to the “*Development Coordination Manuals*”, Chapter 3 – Record Plan Design, Section 3.2.4.1: Subdivision Street Right-Of-Way Monuments, right-of-way monuments are recommended to be furnished and placed along the private subdivision street.
7. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.4.2: Frontage Road Right-of-Way Monumentation, concerning the right-of-way markers being placed to provide a permanent reference for re-establishing the right-of-way and property corners along frontage roads. Due to the right-of-way dedication,

show and note the property corners markers that will need to be installed.

8. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5.5: Transit Facilities, transit facilities requirements shall be followed as required by DTC or DelDOT.
9. Referring to the “*Development Coordination Manual*”, under Chapter 3; Record Plan Design, Section 3.2.5.1.1 – Easements, if this development is proposing a neighborhood sign/structure, then a permanent easement shall be established at the entrance. The easement shall be located outside of any existing and/or proposed right-of-way. It will also need to be verified that the sign/structure does not pose a sight distance and/or safety hazard.
10. Metes and bounds and total areas need to be shown for any drainage easements. A minimum 20-foot wide drainage easement must be provided for storm drainage systems, open or closed, that fall outside the existing right-of-way or the drainage/utility easement. These easements shall be shown and noted on record plan.
11. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5: Connectivity, connectivity requirements shall be followed for all development projects having access to state roads or proposing DelDOT maintained public road for subdivisions. Private or municipal streets should follow the local land use agency’s requirements for connectivity.
12. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2.1: Record Plan Content, the traffic generation diagram is required. See Figure 3-4-2-a: Traffic Generation Diagram for what is required.
13. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, adjacent existing features are required to be shown in accordance with Figure 3.4.2-b.
14. It will need to be noted on the Record Plan the type of off-site improvements and when the off-site improvements are warranted for this project.
15. Referring to the “*Development Coordination Manual*”, Chapter 2 – Traffic Analysis and Improvements, it will need to be determined if a Traffic Impact Study (T.I.S.), Area-Wide Study Fee or a Traffic Operational Analysis (T.O.A.) will be required.
16. As per the Delaware State Strategies for Policy and Spending Map, this project is located within Investment Level III or IV. Referring to the Departments Shared-Use Path/Sidewalk Policy a project in all Level III and Level IV areas are required to install a path/sidewalk along the property frontage if the project abuts to an existing facility. If the project does not abut an existing facility, it will be at the Subdivision Engineer’s discretion. No fee in lieu of construction will be required. Projects in all Level area that

generate 2,000-trips or greater are required to install a path/sidewalk along the property frontage.

17. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.2.5 – Subdivision and Commercial Entrance Design Guidelines – Intersection Corner Radii, a separate turning template plan shall be provided to verify vehicles can safely enter/exit the entrance. The entrance shall be designed for the largest vehicle using the entrance.
18. Please check to determine if any utilities will need to be relocated as part of this project.
19. Standard General Notes have been updated and posted to the DelDOT Website. Please begin using the new versions. The notes can be found at the following website under the *Guidance* tab;
<http://www.deldot.gov/Business/subdivisions/index.shtml>
20. All TAC comments shall be addressed prior to submitting the plans for review.
21. Referring to the “*Development Coordination Manual*”, Chapter 6 – Construction Administration, Section 6.4.3: Commercial Entrances – Inspection and Acceptance, Figure 6.4.3-a: Construction Inspection Responsibilities, determine if the project is a Level 1 or Level 2 project and if an inspection agreement will be required.
22. The Auxiliary Lane Spreadsheet has been posted to the DelDOT website. Use this spreadsheet to determine if auxiliary lanes are warranted. The Auxiliary Lane Spreadsheet can be found at the following website under the *Forms* tab;
<http://www.deldot.gov/Business/subdivisions/index.shtml>
23. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.4 – Sight Distance, a sight distance triangle is required. A spreadsheet has been developed to assist with this task and can be found on the following website under the *Forms* tab;
<http://www.deldot.gov/Business/subdivisions/index.shtml>
24. Please refer to the “*Development Coordination Manual*” Chapter 3; Record Plan Design, Section 3.4.1 Commercial or Major Residential Subdivisions – Record Plan Application Process, concerning if a pre-submittal meeting is required.
25. Effective August 1, 2015, all new and resubmittals shall be uploaded via the PDCA with any fees paid online via credit card or electronic check (ACH). The design firm making the submittal must create the project in the PDCA and upload all the required items to allow DelDOT to start the review process. Our website offers more detailed information, including links to guidance about creating PDCA submittals. This information can be found at the following website under the PDCA section;

<http://www.deldot.gov/Business/subdivisions/index.shtml>

26. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, an Initial Stage review fee shall be assessed to this project.
27. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4: Commercial or Major Residential Subdivisions, a record plan shall be prepared prior to issuing “Letter of No Objection”. The Record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

28. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, Section 4.3: Subdivision Construction Plan Submittal Requirements, the Construction Stage review fee shall be assessed to this project.
29. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, a subdivision/entrance plan shall be prepared prior to issuing subdivision/entrance approval. The Entrance/Construction/Subdivision plan submittal shall include the items listed on the Critical Items for Acceptance: Entrance/Construction/Subdivision Set Plans document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

Ashley Paugh

From: Savage, Lisa A:(DPL) <Lisa.Savage@delmarva.com>
Sent: Wednesday, May 1, 2024 12:06 PM
To: Planning and Zoning
Subject: FW: [EXTERNAL]Sussex County TAC Review - 2024-03 Tepache Farms
Attachments: TAC Memo - 2024-03 Tepache Farms.pdf; 2024-03 Tepache Farms - Preliminary Subdivision Plans (Submitted 4.30.24).pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

No comments.

Lisa A. Savage

Lisa A. Savage

Sr. Real Estate Representative



Delmarva Power & Light Company
2530 N. Salisbury Boulevard
Salisbury, MD 21801
T 667-313-2682
lisa.savage@delmarva.com | delmarva.com

From: Ashley Paugh <ashley.paugh@sussexcountyde.gov>
Sent: Wednesday, May 1, 2024 11:52 AM
To: C. Daniel Parsons <dparsons@sussexcountyde.gov>; Carlton Hall <carlton.hall@delaware.gov>; Dawn Budinger <dawn.budinger@delaware.gov>; Dean Holden - Chesapeake Electric <dholden@chpk.com>; Jennifer Cinelli <jennifer.cinelli@delaware.gov>; Jessica Watson <jessica.watson@state.de.us>; John J. Ashman <jashman@sussexcountyde.gov>; Lisa M. Walls <lwalls@sussexcountyde.gov>; Savage, Lisa A:(DPL) <Lisa.Savage@delmarva.com>; Marvinina Cephas - Air Quality <marvinina.cephas@delaware.gov>; Megan Nehrbas <mnehrbas@sussexcountyde.gov>; Michael S. Tholstrup (DNREC) <Michael.Tholstrup@delaware.gov>; Milton Melendez <milton.melendez@delaware.gov>; Monica Bonilla <monica.bonilla@delaware.gov>; Richard McCabe <richard.mccabe@delaware.gov>; Robin Weinkam - DNREC Watershed <Robin.Weinkam@delaware.gov>; Mack, Stephanie T:(DPL) <Stephanie.Mack@exeloncorp.com>; Subdivision Delaware <subdivision@delaware.gov>; Taryn Davidson <taryn.davidson@delaware.gov>; Thelton Savage <thelton.savage@usda.gov>; Trevor Clark <trevor_clark@fws.gov>; Troy Dickerson - DE Electric Coop <TDickerson@decoop.com>; Vince Robertson

<vrobertson@pgslegal.com>; William Kelly <William.kelly@delaware.gov>

Cc: Susan Isaacs <sisaacs@sussexcountyde.gov>; Planning and Zoning <pandz@sussexcountyde.gov>

Subject: [EXTERNAL]Sussex County TAC Review - 2024-03 Tepache Farms

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Good Morning All,

Sussex County Planning & Zoning Department has received one (1) application that requires TAC review. Attached is a memo regarding the application and a PDF of the plans as submitted. Comments have been requested to be submitted no later than **June 26, 2024**.

Please send all comments to pandz@sussexcountyde.gov.

Sincere Thanks,

Ashley Paugh

Planning Technician

Sussex County Council

Planning & Zoning Dept.

2 The Circle (PO Box 417)

Georgetown, DE 19947

(302)-855-7878

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STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

PHONE: (302) 855-1930
FAX: (302) 670-7059

DRAINAGE PROGRAM

May 1, 2024

Ashley Paugh
Sussex County
Planning and Zoning Office
2 The Circle
Georgetown, DE 19947

RE: Parcel # 235-19.00-7.00; Tepache Farms Subdivision

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the preliminary plans submitted by Pennoni Associates Inc. for the above noted property.

The Drainage Program has performed a preliminary review and offers the following guidance:

1. This project is not within a Tax Ditch Watershed
2. All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.
3. Environmental permit or exemption coverage may be necessary from the County Conservation District (Erosion & Sediment Control Approval), DNREC Sediment and Stormwater (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.
4. This area has no previous documented drainage concerns in our DNREC drainage concern database.

If you have any questions or concerns, please contact the Drainage Program at (302) 855-1930.

Sincerely,

Karyssa Gortz

Karyssa Gortz

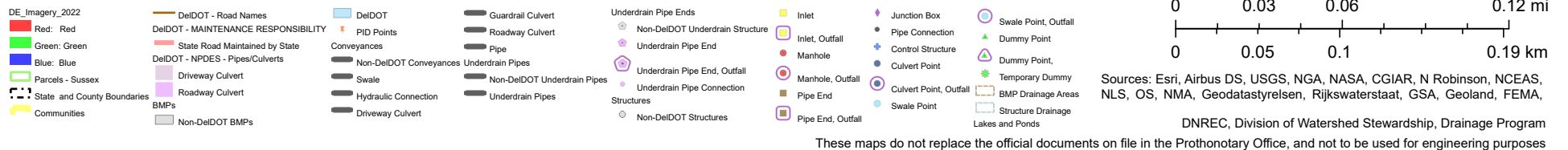
Planner II- Permit & Data Specialist

cc: Melissa Hubert, Tax Ditch Program Manager

Tepache Farms Map



5/1/2024, 12:45:48 PM



ENGINEERING DEPARTMENT

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING & DESIGN REVIEW

(302) 855-7370 T
(302) 854-5391 F
jashman@sussexcountysde.gov



Sussex County

DELAWARE
sussexcountysde.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

Date: **May 2, 2024**

REF: **T. A. C. COMMENTS
TEPACHE FARMS
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
235-19.00 PARCEL 7.00
AGREEMENT NO. 1116-1**

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

DESIGN REVIEW COMMENTS

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
2. This project **is not** located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography, and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North Arrow required to identify northern direction and viewport should be best fit for the project.
5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50' or less.

The plans shall show and address the following items at minimum:

7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

way lines, established at a minimum, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.

8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
9. The plan requires a Certification Signature and/or a Certification Block for the following:
 - a. Delaware Professional Engineer or Delaware Land Surveyor.
 - b. Owner or Representative of the Owner.
 - c. Professional Wetlands Delineator.
10. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
11. Indicate the location of all wetlands, both state and federal, to facilitate compliance with County, State and Federal requirements.
12. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
13. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase and shall be recorded prior to being issued a notice to proceed.
14. Show the layout, width and names of all streets, alleys, crosswalks, and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets. Sussex County Mapping & Addressing will have final say on proposed street names.
15. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 21305 Berlin Road, Suite 2, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.

16. Provide the limits and elevations of the 100-year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations, and other technical data necessary to determine the limits and elevations of the base flood.
17. False berms shall not be utilized to create roadside drainage swale back slopes.
18. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way, or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
19. Provide and show the locations and details of all ADA pedestrian connections.
20. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
21. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
22. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
23. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
24. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
25. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
26. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

SEWER SPECIFIC COMMENTS

LOCATION: North side of Burton Road (S.C.R. 241), approximately 0.95 mile west of Sand Hill Road (S.C.R.319)

NO. OF UNITS: 21 Single family lots.

GROSS ACREAGE: 24.27 Acres

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes ☐ No ☒
- (2). Which County Tier Area is project in? Tier 3
- (3). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? N/A If yes, contact Utility Engineering at (302) 855-7370 / option 2.
- (5). Are there any System Connection Charge (SCC) credits for the project? No
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **Parcel located in Tier 3 Coordinated CPCN Area**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

Sussex County, Delaware
Technical Advisory Committee

Comment Sheet



DATE OF REVIEW: May 1, 2024

REVIEWING AGENCY: **Delaware State Fire Marshal's Office, Sussex Office**

INDIVIDUAL REVIEWERS: **William C. Kelly II, CFI, Asst. Chief Technical Services**
Desiree B. McCall, CFI, Sr. Fire Protection Specialist
John A. Colpo, Sr. Fire Protection Specialist
Rodney T. Marvel, Fire Protection Specialist

AGENCY PHONE NUMBERS: **302-856-5298, Fax: 302-856-5800**

RE: 2024-03 Tepache Farms

The reasons and conditions applied to this project and their sources are itemized below:

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Industrial, Storage and Mercantile)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)
 - One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

c. **Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Walker Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door. Streets designed without parking need to develop a plan for enforcement once HOA takes charge. Fire apparatus still need to negotiate the streets.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The use of open bridge or covered bridge shall be designed to DEDOT standards and accessible by all fire department apparatus.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website:

www.statefiremarshal.delaware.gov, technical services link, plan review, applications, or brochures.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE



United States Department of Agriculture

Natural Resources
Conservation
Service

June 25, 2024

Georgetown
Service Center

Jamie Whitehouse, Director
Sussex County Planning & Zoning
Sussex County Courthouse
Georgetown, DE 19947

21315 Berlin Road
Unit 3
Georgetown, DE
19947

Voice 302.856.3990
Fax 855.306.8272

**RE: Tepache Farms
Broadkill Hundred
21 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

EvD Evesboro loamy sand, 5 to 15 percent slopes
IgA Ingleside sandy loam, 0 to 2 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
EvD	Y3	Somewhat limited	Somewhat limited	Very limited
IgA	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

"Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Y2:

The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

Y3:

Strongly sloping to steep (5-15% slopes) excessively drained, very sandy, rapidly permeable soils. These are the same kind of soils as in subclass G2 but are more sloping. Slopes moderately limit their use for residential developments, but available moisture for lawns, trees, shrubs, and gardens is severely limited, especially if the soil has been graded.

The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,



Kyle L. Hearn
Acting District Conservationist
USDA, Natural Resources Conservation Service

KLH/bh



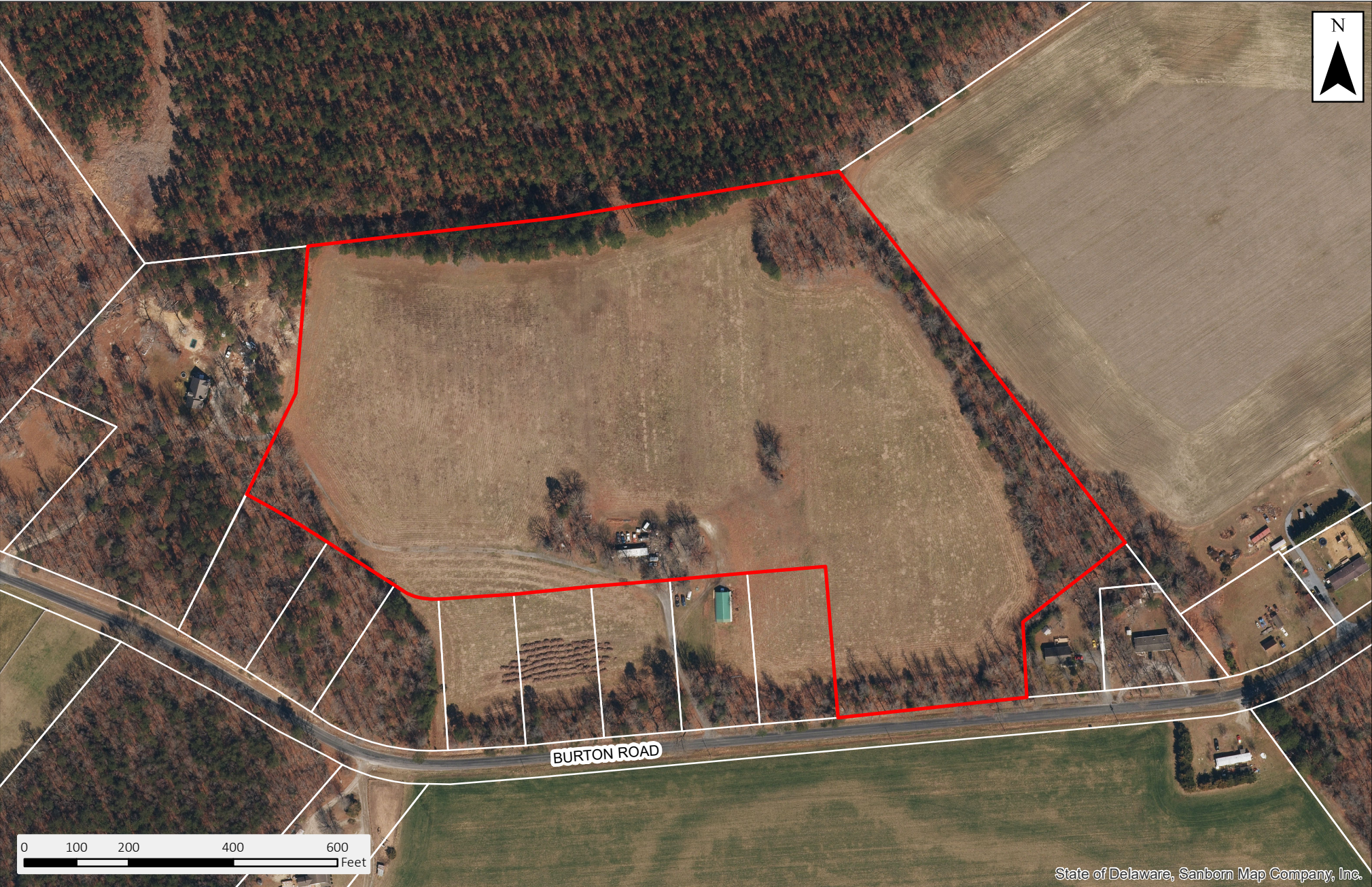
2024-03
Tepache Farms
TM #235-19.00-7.00



2024-03
Tepache Farms
TM #235-19.00-7.00

TAB 5

MAPS



State of Delaware, Sanborn Map Company, Inc.

1	2022 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



Surdex Corp, State of Delaware, Sanborn Map Company, Inc.

2	2017 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



Digital Aerial Solutions, LLC, State of Delaware, Sanborn Map Company, Inc.

3	2012 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



State of Delaware, Sanborn Map Company, Inc., Sanborn Mapping Company

4	2007 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		

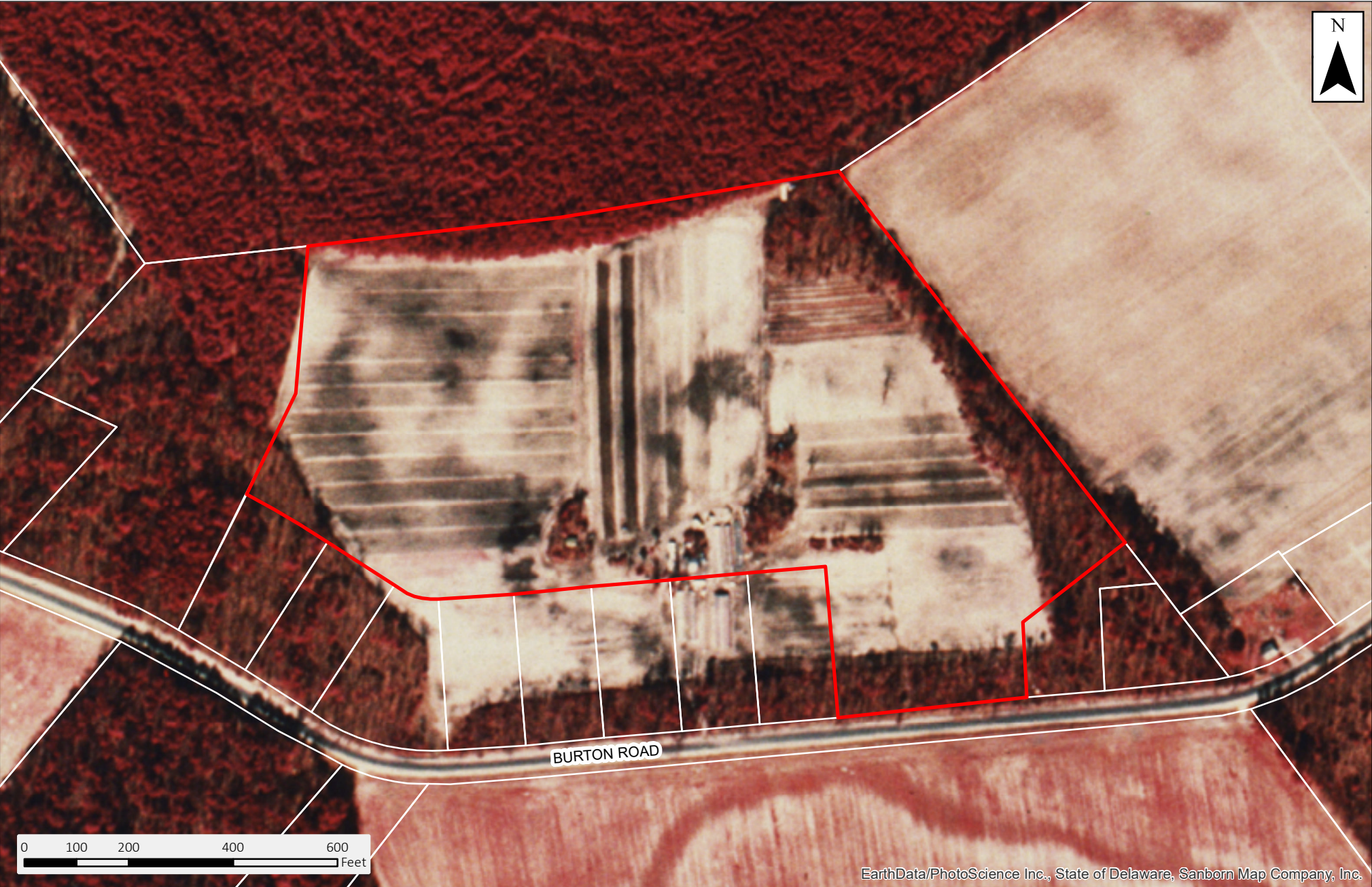


EarthData International of Maryland, State of Delaware, Sanborn Map Company, Inc.

5	2002 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



6	1997 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



7	1992 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



8	1968 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



9	1961 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



10	1954 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



11	1937 Orthophoto		Subject Property Other Tax Parcels
	Tepache Farms		
	JGRNT23001		



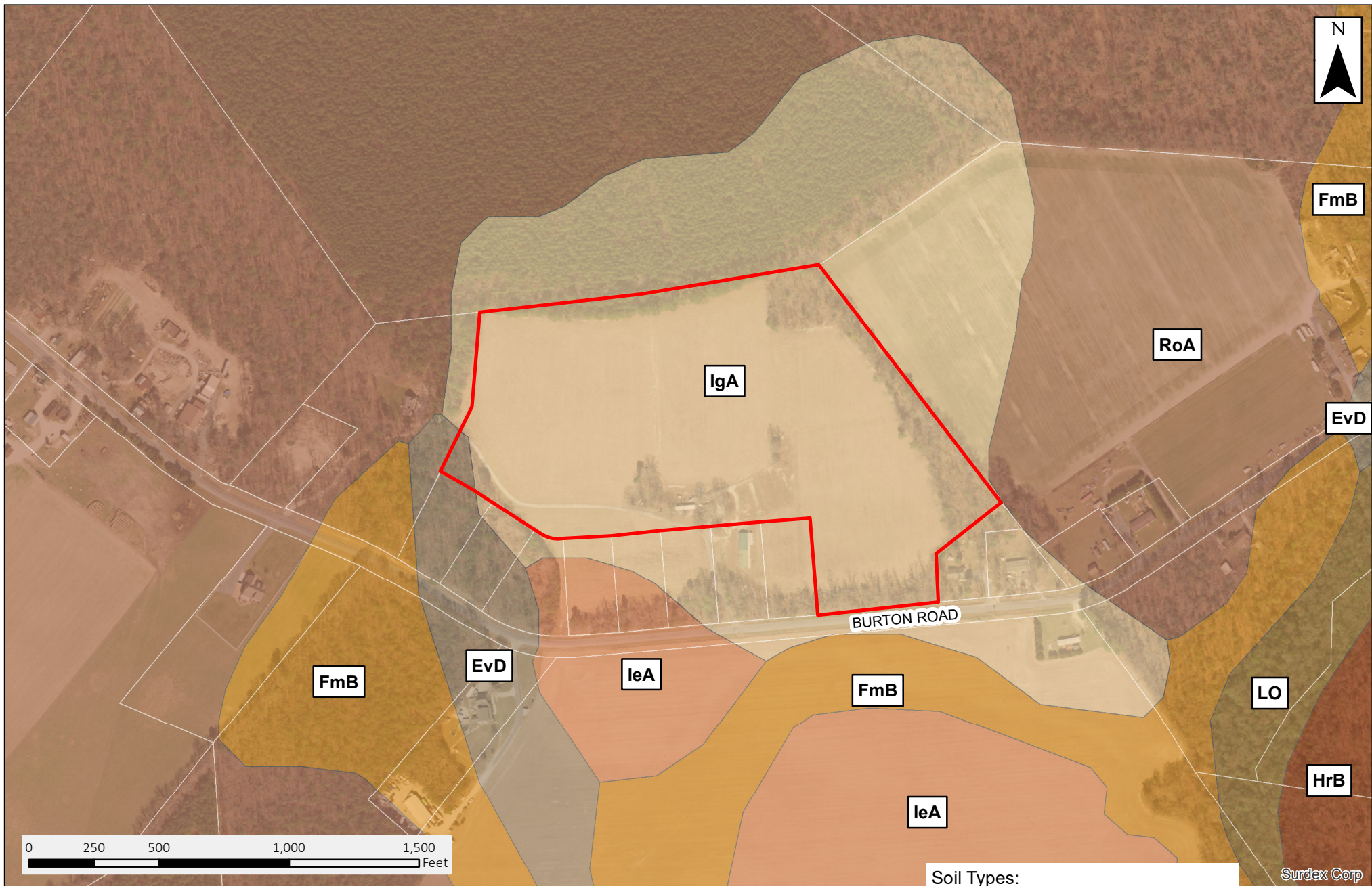
12	2020 State Strategies & Investment Levels			Investment Level Level 4 (Unshaded) Out Of Play
	Tepache Farms			
	JGRNT23001			



13	County Zoning		AR-1 (Unshaded) HI-1
	Tepache Farms		
	JGRNT23001		

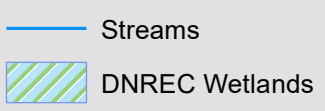


14	2020 Land Use/Land Cover	
	Tepache Farms	
	JGRNT23001	



15	NRCS Soils Mapping			EvD - Evesboro loamy sand, Group A IeA - Ingleside loamy sand, Group A IgA - Ingleside sandy loam, Group A RoA - Rosedale loamy sand, Group A
	Tepache Farms			
	JGRNT23001			



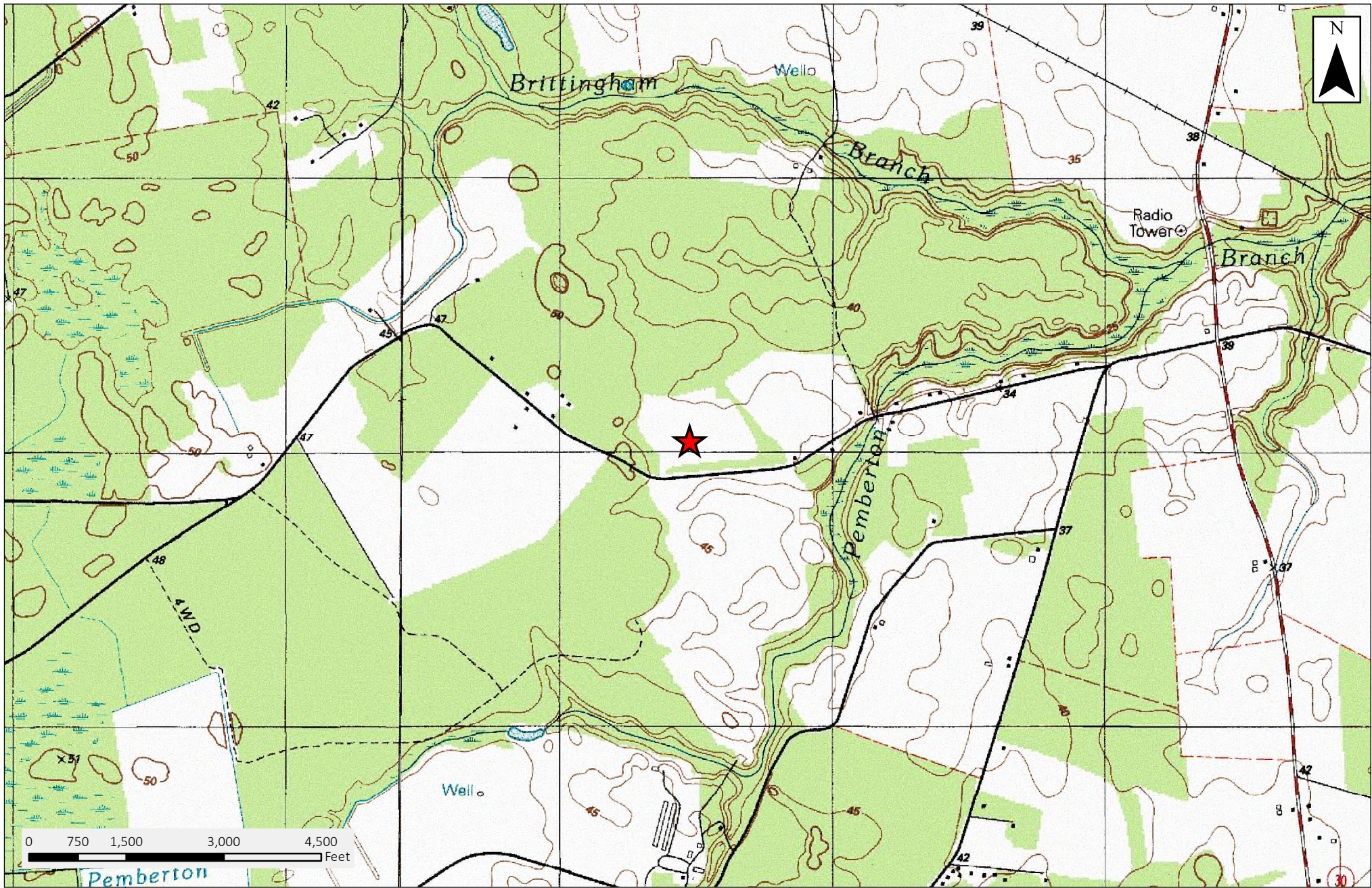
16	State Wetlands Mapping		
	Tepache Farms		
	JGRNT23001		



17	FEMA Floodplain Mapping		Flood Map Reference: #10005C0165J (1/6/2005)	<table border="1"><tr><th colspan="2">Flood Zone</th></tr><tr><td></td><td>Zone A</td></tr><tr><td></td><td>Zone X</td></tr></table>	Flood Zone			Zone A		Zone X
	Flood Zone									
					Zone A					
	Zone X									
Tepache Farms										
JGRNT23001										



18	Groundwater Recharge Potential		Excellent Good Water Area
	Tepache Farms		
	JGRNT23001		



19

USGS Topographic Map

Tepache Farms

JGRNT23001



TAB 6

APPROVALS



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
21309 Berlin Road, Suite 2
GEORGETOWN, DELAWARE 19947
March 29, 2019

Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

RE: Feasibility Study
Lands of Gator & Associates, LLC, Proposed Tepache Farms Subdivision
Tax Map No.: 235-19.00-7.00, Proposed Lots 1 Through 33

Dear Pennoni Associates, Inc.:

The Department of Natural Resources and Environmental Control (the Department) received a submission from Accent Environmental, LLC (AE) on March 26, 2019, requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submission consists of a report titled "FEASIBILITY STUDY FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL FOR THE PROPOSED SUBDIVISION OF THE LANDS OF GATOR & ASSOCIATES, LLC" prepared by AE and dated March 25, 2019, that summarizes the information collected. The report includes, but is not necessarily limited to, the following information:

- A summary of the study,
- a sketch titled "Map 1: Tepache Farms TM: 235-19.00-7.00" prepared by AE (hereafter referred to as the Plan),
- a sketch titled "Map 2: Tepache Farms – NRCS Soils TM: 235-19.00-7.00" prepared by AE and shows NRCS mapped soil series,
- an untitled, undated, unsigned and unsealed plan showing the conceptual lot layout of the proposed subdivision, including number, area and proposed metes and bounds for each of the proposed lots,
- soil profile notes and the results of infiltration testing, and
- a Sussex County Property Information form as proof of ownership.

Information shown by the Plan includes, but is not limited to, the conceptual lot layout, topography at an apparent 2-foot contour, locations of soil borings, test pits and infiltration tests and locations of wells within 150 feet of the proposed subdivision boundaries. In addition, the Plan shows that one map unit was delineated by AE as related to on-site wastewater treatment and disposal system (OWTDS) feasibility.

Delaware's good nature depends on you!

Background Information

The property is located along the north side of Burton Road (CR 241) about 1.2 miles west of Gravel Hill Road (SR 30). The owner/developer proposes to subdivide the 34± acre parcel into 33 single-family residential building lots ranging in size from 0.50± to 1.55± acres. The 34± acre parcel will hereafter be referred to as the project site. Based on information provided by AE, the majority of the project site during the study was an agricultural field with a wooded perimeter. A dwelling, a barn, an OWTDS and a water supply well are shown by the Plan to be located within the southern portion of the project site.

Soils Investigations by AE and Discussion

Thirty-six soil borings (SB) and two test pits (TP) were performed, logged and submitted by AE as part of the study. One mapping unit, the Gravity map unit, was delineated by AE over the project site.

The Gravity map unit has estimated limiting zones of 60 to > 72 inches below the mineral soil surface suggesting feasibility for full-depth gravity OWTDS. Based solely on hand-estimated physical properties of soils encountered in this map unit, AE estimates a permeability rate of 20 to 50 minutes per inch (MPI). Six constant-head single-ring infiltration tests were performed in the Gravity map unit. The three tests performed at TP 1 had measured rates of from 9 to 13 MPI (average of 11MPI). The three tests performed at TP 2 had measured rates of from 11 to 28 MPI (average of 20 MPI). It is important to note that the Department considers the term percolation rate and infiltration rate to be interchangeable in this case for the purposes of satisfying section 5.3.2.4.

Conclusions

- Based on information collected, analyzed and presented by AE, it appears that proposed lots 1 through 33 as depicted by the Plan have sufficient area to accommodate at least an initial OWTDS as long as judicious and coordinated use of land is exercised and areas delineated as being feasible for OWTDS as depicted by the Plan are accurate.

Site Preparation

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking, flagging or fencing. The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

Future Requirements and Comments

Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

Non-Binding Statement of Feasibility

Based on the information prepared, analyzed and presented by AE, it is the opinion of the Department that the proposed subdivision as shown by the Plan would be feasible for at least an initial OWTDS in accordance with the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised and areas delineated by AE as being feasible for OWTDS as depicted by the Plan are accurate.

The comments in this letter are technical and are not intended to suggest that the Department supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.

Sincerely,



J. Scott Kline
Environmental Scientist

Cc: William Gangloff - AE
file



Cape Henlopen School District

Richard Crisci
Transportation Supervisor
Richard.Crisci@cape.k12.de.us

DISTRICT OFFICE
1270 KINGS HIGHWAY
LEWES, DE 19958
302-644-7900

September 5, 2025

To Whom It May Concern:

This letter is in response to a request that Cape Henlopen School District provide a bus stop for the proposed 'Tepache Farms' residential subdivisions on Burton Rd in the Milton area. The district will create a bus stop for eligible students at this new subdivision with the location to be where the entrance to the development (Auroras Alley) intersects with Burton Rd.

The district does not require a school bus shelter, but we do request a pull off area for parent vehicles to wait without impeding the flow of traffic and a sidewalk for students to walk to and from the bus safely.

Please feel free to contact me if there are any further questions or concerns.

Cordially,

Richard Crisci
Transportation Supervisor

Reference #:
OWTDS SITE EVALUATION
567400

APPROVAL PAGE 1 OF 2

Job #:

93-DS22-SE

04/19/2022

GROUNDWATER



**Accent
Environmental**

PO BOX 788 / MILLSBORO, DE
accentenvironmental.net

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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.05Lot #: AProperty Owner(s): Sobrook LLCEvaluation Is For: New ConstructionSpecial Watershed/ Zone: NoDisposal System Option 1:

Full Depth Gravity

Option 1 Location: Vicinity of Boring(s) 1, 2 and 3.Option 1 Limiting Zone: >72" to redoximorphic features.Disposal System Option 2:

see Design Comments

Option 2 Location: Vicinity of Boring(s)Option 2 Limiting Zone:

Design Considerations & Comments: See Exhibit K (FD Gravity Trench) in the 1985 Regulations (amended 1/11/2014) and Exhibit K (FD Gravity Bed) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 1 to 2 & 3 to 5 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from a survey. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the utility pole 42766 located near the southeast corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

PAID**\$ 75.00 04/19/2022**

This report has been prepared by or under the supervision of: _____, License # D-4455

WJG
William J. Gangloff

OWTDS SITE EVALUATION

APPROVAL PAGE 2 OF 2

Job #:

93-DS22-SE



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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.05Property Owner(s): Sobrook LLCDesign Considerations & Comments (cont.):

* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

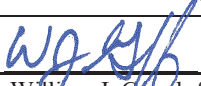
Notes:

Replacement Disposal System: Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

Location of Replacement Disposal System: Adjacent to initial system.**Limiting Zone for Replacement System:** Same as AboveInstructions to Property Owner

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(30 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **n/a** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of:


 William J. Gangloff

, License # D-4455

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

For office use only

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 n/a

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

Expiration Date 4/19/2027**DNREC APPROVED**Date 4/19/2022

DNREC Reviewing Soil Scientist

OWTDS SITE EVALUATION

SITE EVALUATION REPORT

Job #:

93-DS22-SE

Property Owner(s): Sobrook LLCTax Map #: 235-19.00-7.05Owner(s) Address: 872 Walker Road Ste ALot #: AFEMA V Zone: No

Dover

DE

19904

Contact Phone: 302-684-8030HUC #: 020402070601Property Location: North side of CR 241;

Sussex County, DE

Property Size: 1.1 ac +/- Central Sewer: Not Available Central Water: Not Available HUC Name: Round Pole Branch-Broadkill RiverDepth to and Type of Limiting Zone Encountered:

<u>Number</u> 1	>72"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
<u>Number</u> 2	>72"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
<u>Number</u> 3	>72"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	

GPS: Number 1 N: 38.76700 W: 75.36535 Evaluator: William J Gangloff License: D-4455

Number 2 N: 38.76730 W: 75.36550 Evaluation Date: 4/9/2022

Summary of Evaluation: See **Design Considerations & Comments** on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

Disposal Option 1: Soils in the potential disposal area(s) is/are well drained with moderately (30 MPI) permeable subsoil.

Site conditions are suited for a(n) Full Depth Gravity disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 1 to 2 & 3 to 5 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at >72" based on the depth to redoximorphic features. Free water levels ranged from >72" to >72".

The moderately permeable infiltration rate of (30 MPI) was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was sandy clay loam. This texture was identified in the parent material of Boring(s) number 3. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

4/18/22

Date

Evaluator's Signature



Note: Site evaluation information was collected for on-site wastewater disposal 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.

A

SOIL PROFILE NOTES

DATE: 4/9/2022

Accent
EnvironmentalPO BOX 788
MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TAX MAP ID: 235-19.00-7.05 Lot A

INVESTIGATOR: William Gangloff PhD

JOB NUMBER: 93-DS22-SE

LICENSE: D-4455, ARCPACS 24747

PROJECT: Pennoni Burton

WEATHER: Warm, Sunny

LOCATION: Burton Road (CR 241)

EQUIPMENT: 3 1/4" Auger, 74" Long

SB 1

BORING / TEST PIT

RELIEF:

S HOLLOW/SUMMIT

SLOPE:

1-2 1/2-3

VEGETATION:

WOODS

INCH LIMITING ZONE

>72

LZ

INCHES TO WATER

>72

FW

MPI EST PERM

20

MPI

LATITUDE

LONGITUDE

OH UTILS:

Y / N

CLASSIFICATION:

TYPIC QUARTZIPSAMMUS

SB-2: SIMILAR TO

SB-1; LZ > 72;

MPI = 20; FW > 72

ALL LS;

WOODS; BULP

3-5/5-10%.

TYPIC
QUARTZIPSAMMUS

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT. SZ. CNC	TEXTURE	STRUCTURE	CONSISTENCE
A	0-5	10YR 4/3	None	None	LS	IFC	VIR
CB	5-28	2.5Y 6/3(4)	"	"	LS	IFB	VIR
C ₁	28-62	10YR 7/3	"	"	LS	M	VIR
C ₂	62-72	10YR 7/4	"	"	S	SG	LO

SB 3

BORING / TEST PIT

RELIEF:

BACKSLOPE

SLOPE:

3-5%

VEGETATION:

WOODS

INCH LIMITING ZONE

>72

LZ

INCHES TO WATER

>72

FW

MPI EST PERM

30

MPI

LATITUDE

LONGITUDE

OH UTILS:

Y / N

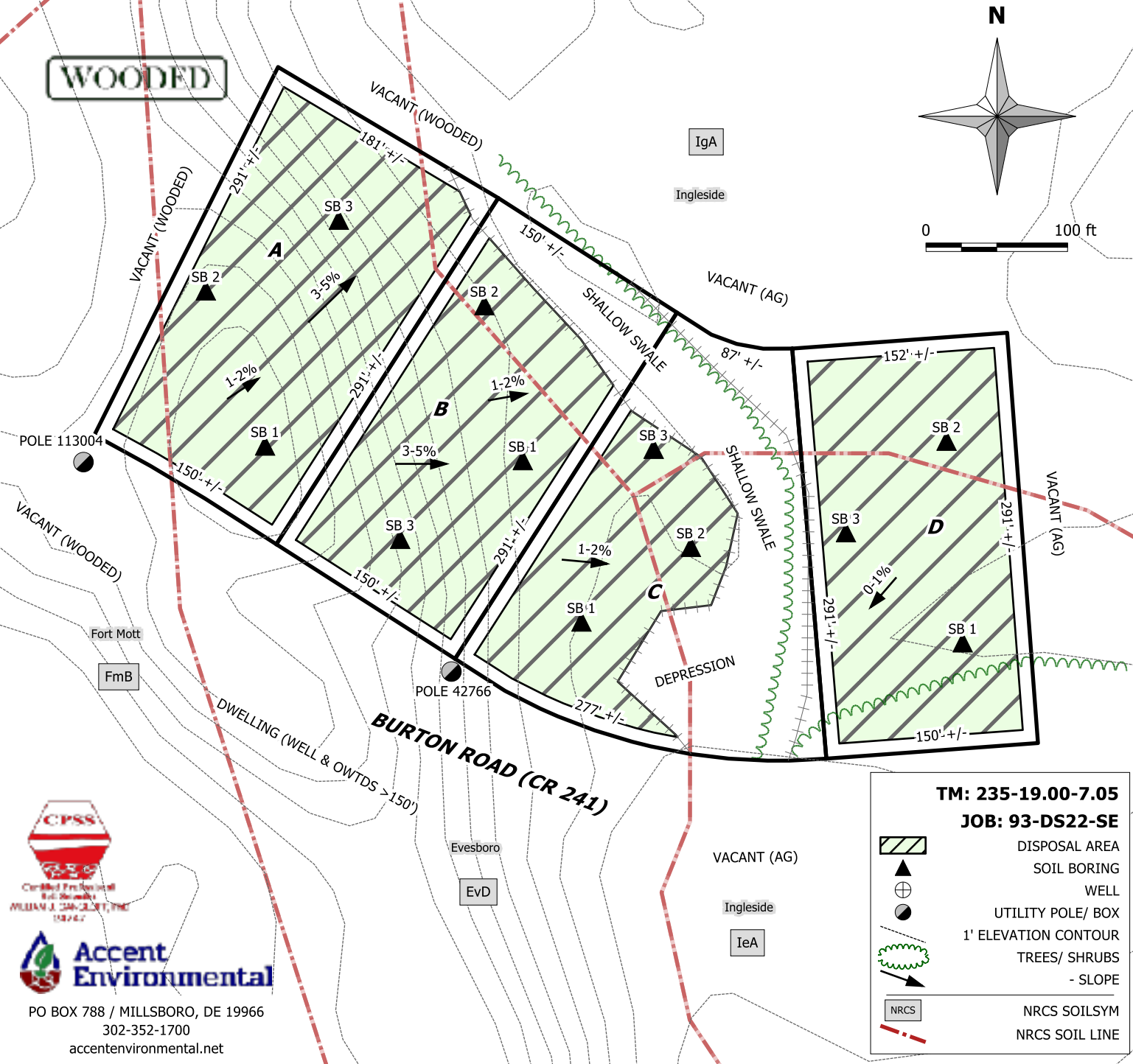
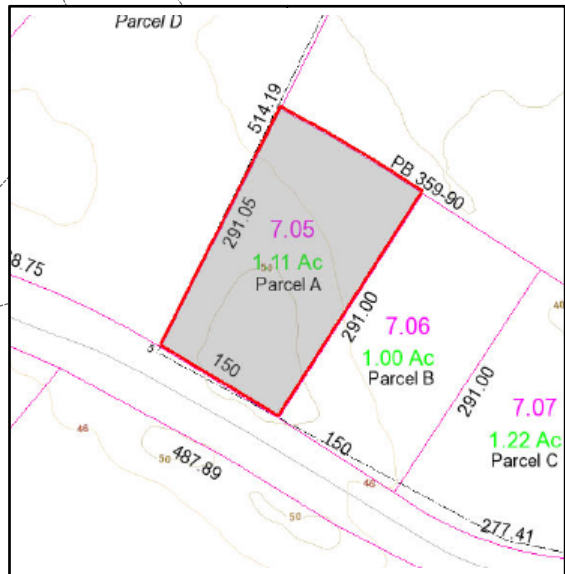
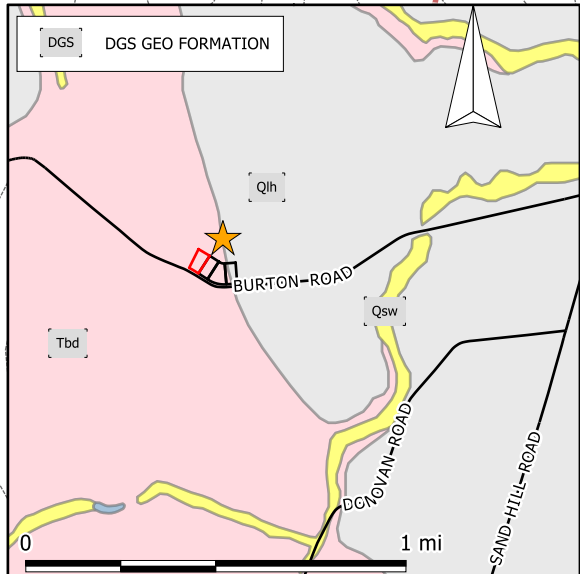
CLASSIFICATION:

TYPIC QUARTZIPSAMMUS

HORIZON	DEPTH	MATRIX	REDOX	REDOX DESC QUNT. SZ. CNC	TEXTURE	STRUCTURE	CONSISTENCE
A	0-6	10YR 4/3	None	None	LS	IFC	VIR
CB	6-30	2.5Y 6/3(4)	"	"	LS	IFB	VIR
C ₁	30-54	10YR 7/3	"	"	LS	M	VIR
C ₂	54-64	7.5YR 5/6	"	"	SC	M	IR
C ₃	64-72	10YR 6/6	"	"	S	SG	LO

SITE EVALUATORS SIGNATURE:

WG





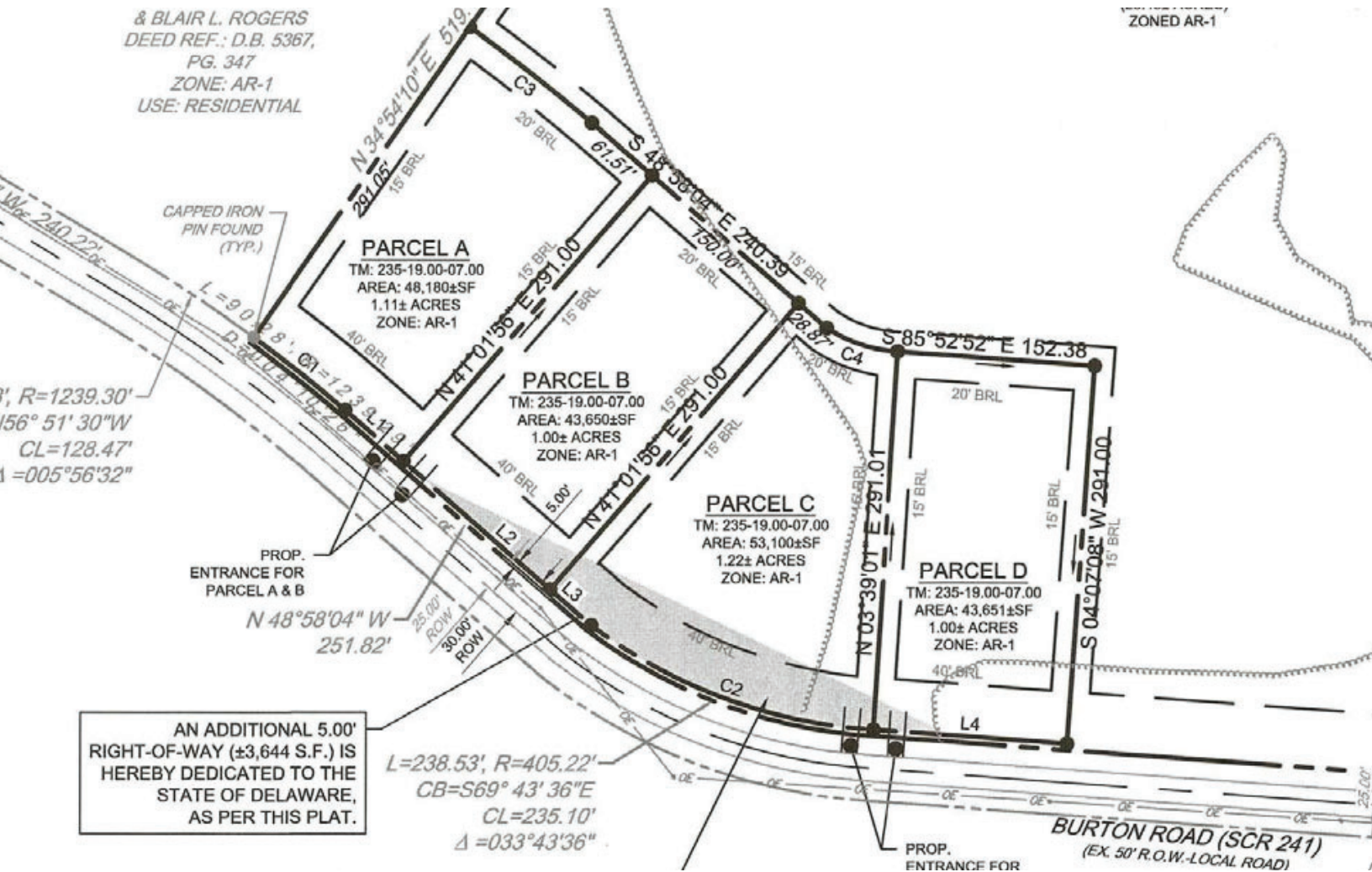
Accent Environmental

PO BOX 788 / MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TM: 235-19.00-7.05
JOB: 93-DS22-SE

	DISPOSAL AREA
	SOIL BORING
	WELL
	UTILITY POLE/ BOX
	1' ELEVATION CONTOUR
	TREES/ SHRUBS
	- SLOPE
	NRCS SOILSYM
	NRCS SOIL LINE

ZONED AR-1



Property Information

Property Location:	
Unit:	
City:	MILTON
Zip:	19968
State:	DE
Class:	X-X
Use Code (LUC):	999-999
Town	00-None
Tax District:	235 – BROAD KILL
School District:	6 - CAPE HENLOPEN
Council District:	3-Schaeffer
Fire District:	85-Milton
Deeded Acres:	1.1100
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	359 90/PB
100% Land Value:	\$3,900
100% Improvement Value	\$0
100% Total Value	\$3,900

Legal

Legal Description	N/BURTON RD PARCEL A
-------------------	-------------------------

Owners

Owner	Co-owner	Address	City	State	Zip
SOBROOK LLC		872 WALKER RD STE A	DOVER	DE	19904

Reference #:
OWTDS SITE EVALUATION
567401

APPROVAL PAGE 1 OF 2

Job #:

94-DS22-SE

04/19/2022

GROUNDWATER



**Accent
Environmental**

PO BOX 788 / MILLSBORO, DE
accentenvironmental.net

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Tax Map #: 235-19.00-7.06Lot #: BProperty Owner(s): Sobrook LLCEvaluation Is For: New ConstructionSpecial Watershed/ Zone: NoDisposal System Option 1: Full Depth GravityOption 1 Location: Vicinity of Boring(s) 1, 2 and 3.Option 1 Limiting Zone: >72" to redoximorphic features.Disposal System Option 2: see Design CommentsOption 2 Location: Vicinity of Boring(s)Option 2 Limiting Zone:

Design Considerations & Comments: See Exhibit K (FD Gravity Trench) in the 1985 Regulations (amended 1/11/2014) and Exhibit K (FD Gravity Bed) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 1 to 2 & 3 to 5 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from a survey. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the utility pole 42766 located near the southeast corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

PAID

\$ 75.00 04/19/2022

This report has been prepared by or under the supervision of: William J. Gangloff, License # D-4455

WJG
William J. Gangloff

OWTDS SITE EVALUATION

APPROVAL PAGE 2 OF 2

Job #:

94-DS22-SE



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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.06

Property Owner(s): Sobrook LLC

Design Considerations & Comments (cont.):

* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

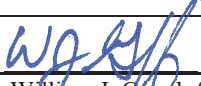
Notes:

Replacement Disposal System: Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

Location of Replacement Disposal System: Adjacent to initial system.**Limiting Zone for Replacement System:** Same as Above**Instructions to Property Owner**

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(25 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **n/a** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of:


 William J. Gangloff

, License # D-4455

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

For office use only

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 n/a

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

Expiration Date 4/19/2027**DNREC APPROVED**Date 4/19/2022

DNREC Reviewing Soil Scientist

OWTDS SITE EVALUATION

SITE EVALUATION REPORT

Job #:

94-DS22-SE

**Property Owner(s):** Sobrook LLC**Tax Map #:** 235-19.00-7.06**Owner(s) Address:** 872 Walker Road Ste A**Lot #:** B**FEMA V Zone:** No

Dover

DE

19904

Contact Phone: 302-684-8030**HUC #:** 020402070601**Property Location:** North side of CR 241;

Sussex County, DE

Property Size: 1 ac +/-**Central Sewer:** Not Available**Central Water:** Not Available**HUC Name:** Round Pole Branch-Broadkill River**Depth to and Type of Limiting Zone Encountered:**

Number 1	>72"	to redoximorphic features;	>72	inches to free water	Arenic Hapludults
Number 2	>72"	to redoximorphic features;	>72	inches to free water	Arenic Hapludults
Number 3	>72"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
Number				inches to free water	
Number				inches to free water	
Number				inches to free water	

GPS: **Number** 1 **N: 38.76697** **W: 75.36471** **Evaluator:** William J Gangloff **License:** D-4455
Number 2 **N: 38.76727** **W: 75.36481** **Evaluation Date:** 4/9/2022

Summary of Evaluation: See **Design Considerations & Comments** on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

Disposal Option 1: Soils in the potential disposal area(s) is/are well drained with moderately rapidly permeable subsoil. (25 MPI)

Site conditions are suited for a(n) Full Depth Gravity disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 1 to 2 & 3 to 5 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at >72" based on the depth to redoximorphic features. Free water levels ranged from >72" to >72".

The moderately rapidly permeable infiltration rate of (25 MPI) was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was sandy loam.

This texture was identified in the argillic horizon of Boring(s) 1 and 2. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

4/18/22

Date

Evaluator's Signature



Note: Site evaluation information was collected for on-site wastewater disposal 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.

B

SOIL PROFILE NOTES

DATE: 4/9/2022



PO BOX 788
MILLSBORO, DE 19966
302-352-1700
accentenvironmental.net

TAX MAP ID: 235-19.00-7.06 Lot B

INVESTIGATOR: William Gangloff PhD

JOB NUMBER: 94-DS22-SE

LICENSE: D-4455, ARCPACS 24747

PROJECT: Pennoni Burton

WEATHER: Warm, Sunny

LOCATION: Burton Road (CR 241)

EQUIPMENT: 3 1/4" Auger, 74" Long

SB 1

BORING / TEST PIT

RELIEF:

Backslope

SLOPE:

1-2/0-1/1

VEGETATION:

WOODS

INCH LIMITING ZONE

LZ

INCHES TO WATER

FW

MPI EST PERM

MPI

LATITUDE

LONGITUDE

OH UTILS

Y / N

CLASSIFICATION:

ARENIC NAPWUOLIS

SB-2: SIMILAR
TO SB-1; LZ > 72;
MPI=25; FW > 72
SLT BSLP 0-1%
WOODS
ARENIC NAPWUOLIS

HORIZON	DEPTH	COLOR		REDOX DESC		TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX	QUNT, SZ, CNC				
A	0-6	10YR 4/3	None	None	LS	IFB	VIR	
E	6-26	2.5Y 6/4	"	"	LS	IFB	VIR	
Bt	26-34	10YR 5/6	"	"	SL	IFB	IR	
C ₁	34-56	10YR 7/4	"	"	LS	m	VIR	
C ₂	56-66	2.5Y 7/3	"	"	LS	m	VIR	
C ₃	66-72	2.5Y 7/3	"	"	S	SL	L	

SB 3

BORING / TEST PIT

RELIEF:

Backslope

SLOPE:

3-5%

VEGETATION:

WOODS

INCH LIMITING ZONE

LZ

INCHES TO WATER

FW

MPI EST PERM

MPI

LATITUDE

LONGITUDE

OH UTILS

Y / N

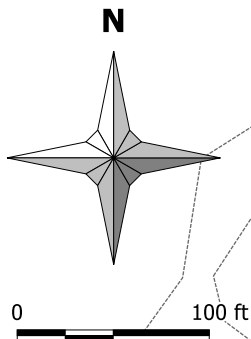
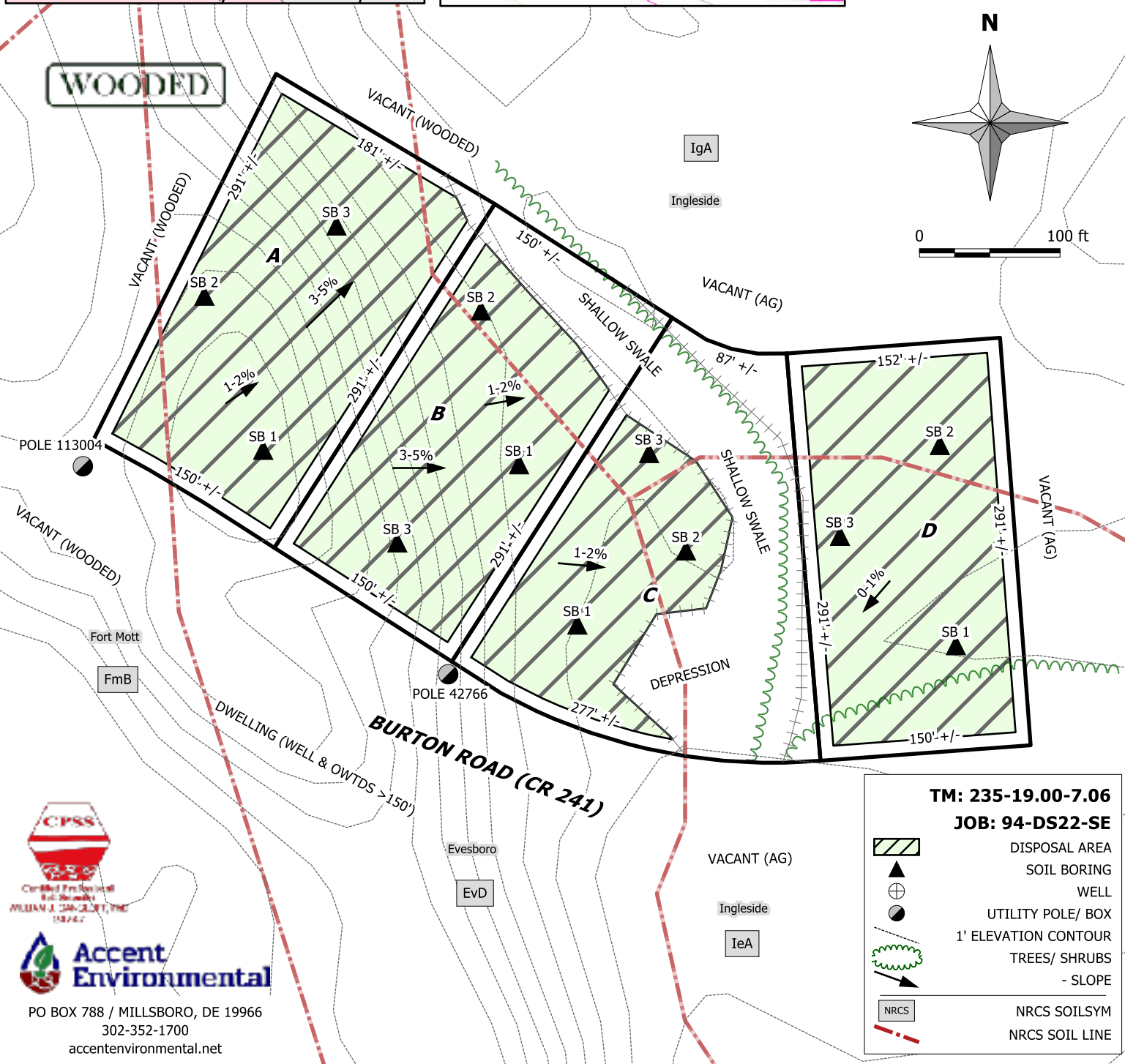
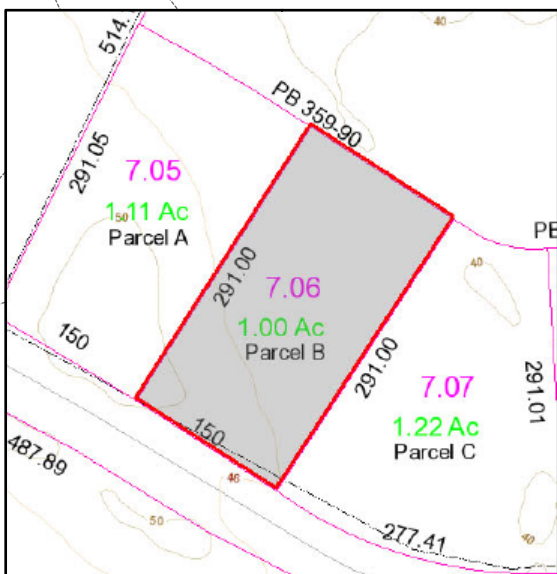
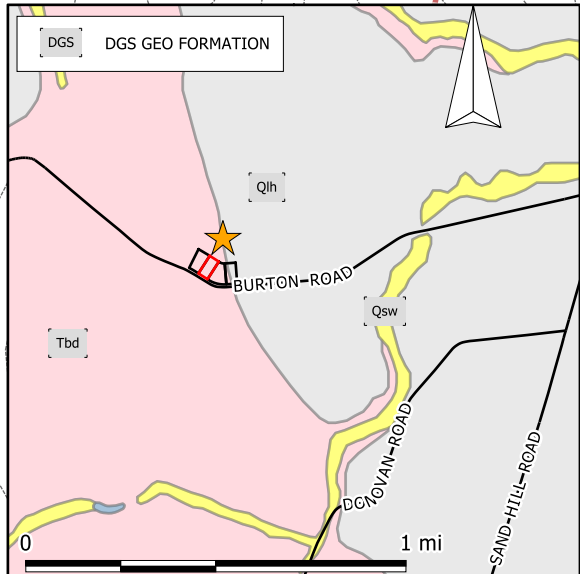
CLASSIFICATION:

TYPIC QUARTZIPSANNEUS

HORIZON	DEPTH	COLOR		REDOX DESC		TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX	QUNT, SZ, CNC				
A	0-6	10YR 4/3	None	None	LS	IFB	VIR	
CB	6-27	2.5Y 6/4	"	"	LS	IFB	VIR	
C ₁	27-66	10YR 7/3	"	"	LS	m	VIR	
C ₂	66-72	10YR 7/4	"	"	SL	m	IR	

SITE EVALUATORS SIGNATURE:

WJG



CPSS
 Certified Professional
 Soil Scientist
 WILLIAM J. SANCHEZ, P.E.
 12/2017

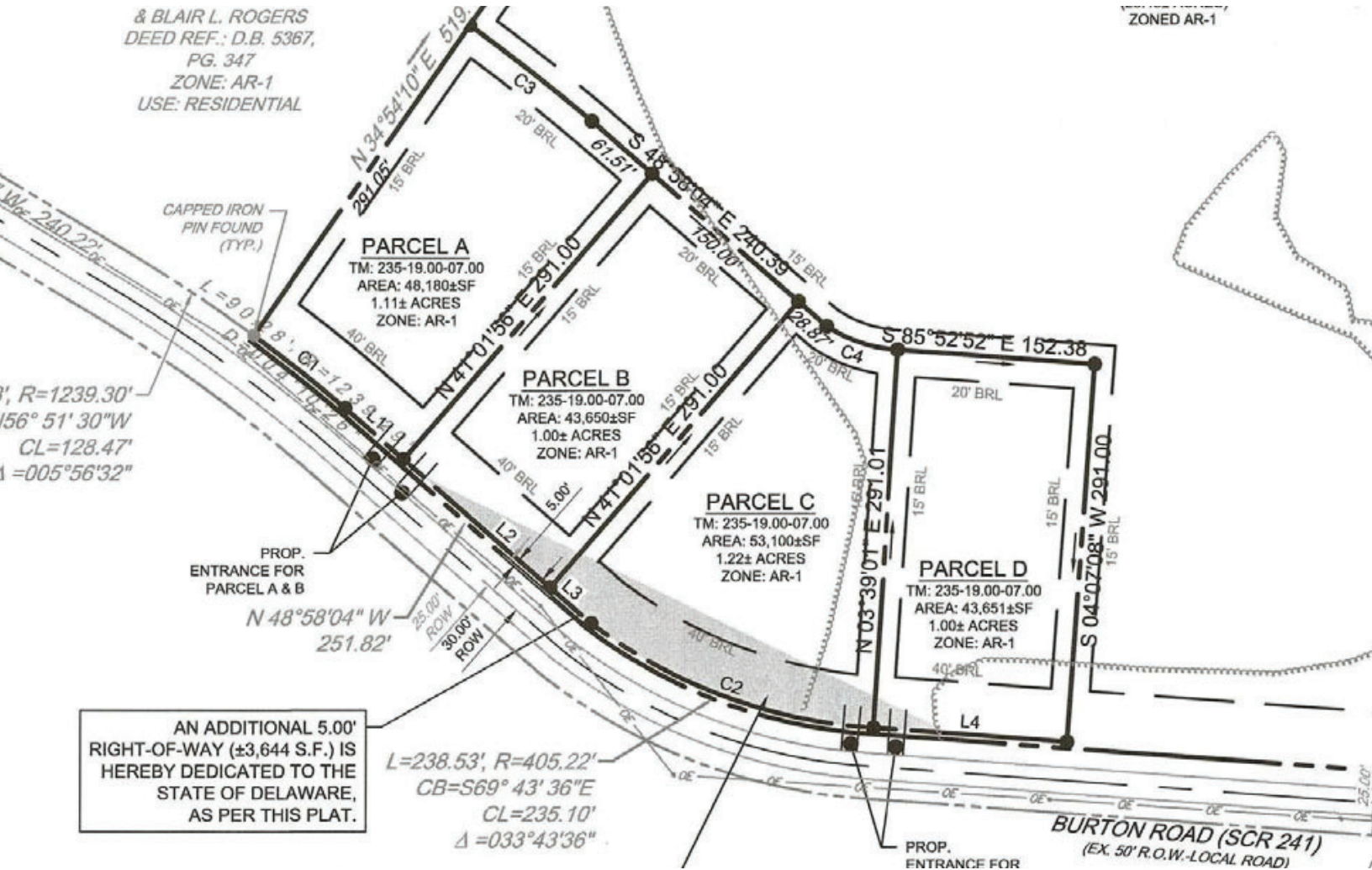
Accent Environmental
 PO BOX 788 / MILLSBORO, DE 19966
 302-352-1700
 accentenvironmental.net

TM: 235-19.00-7.06
JOB: 94-DS22-SE

	DISPOSAL AREA
	SOIL BORING
	WELL
	UTILITY POLE/ BOX
	1' ELEVATION CONTOUR
	TREES/ SHRUBS
	- SLOPE
	NRCS SOILSYM
	NRCS SOIL LINE

& BLAIR L. ROGERS
DEED REF.: D.B. 5367,
PG. 347
ZONE: AR-1
USE: RESIDENTIAL

ZONED AR-1



Property Information

Property Location:	
Unit:	
City:	MILTON
Zip:	19968
State:	DE
Class:	X-X
Use Code (LUC):	999-999
Town	00-None
Tax District:	235 – BROAD KILL
School District:	6 - CAPE HENLOPEN
Council District:	3-Schaeffer
Fire District:	85-Milton
Deeded Acres:	1.0000
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	359 90/PB
100% Land Value:	\$3,500
100% Improvement Value	\$0
100% Total Value	\$3,500

Legal

Legal Description	N/BURTON RD PARCEL B
-------------------	-------------------------

Owners

Owner	Co-owner	Address	City	State	Zip
SOBROOK LLC		872 WALKER RD STE A	DOVER	DE	19904

Reference #:
OWTDS SITE EVALUATION
567402

APPROVAL PAGE 1 OF 2

Job #:

95-DS22-SE

04/19/2022

GROUNDWATER



**Accent
Environmental**

PO BOX 788 / MILLSBORO, DE
 accentenvironmental.net

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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.07Lot #: CProperty Owner(s): Sobrook LLCEvaluation Is For: New ConstructionSpecial Watershed/ Zone: NoDisposal System Option 1:

Full Depth Gravity

Option 1 Location: Vicinity of Boring(s) 1, 2 and 3.Option 1 Limiting Zone: 64" to redoximorphic features.Disposal System Option 2:

see Design Comments

Option 2 Location: Vicinity of Boring(s)Option 2 Limiting Zone:

Design Considerations & Comments: See Exhibit K (FD Gravity Trench) in the 1985 Regulations (amended 1/11/2014) and Exhibit K (FD Gravity Bed) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 0 to 1 & 1 to 2 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from a survey. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the utility pole 42766 located near the southwest corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

PAID

\$ 75.00 04/19/2022

This report has been prepared by or under the supervision of: _____, License # D-4455

WJG
 William J. Gangloff

OWTDS SITE EVALUATION**APPROVAL PAGE 2 OF 2****Job #:**

95-DS22-SE



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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.07**Property Owner(s):** Sobrook LLC**Design Considerations & Comments (cont.):**

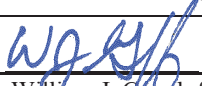
* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

Notes:

Replacement Disposal System: Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

Location of Replacement Disposal System: Adjacent to initial system.**Limiting Zone for Replacement System:** Same as Above**Instructions to Property Owner**

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(30 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **n/a** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of:
William J. Gangloff

, License # D-4455

**IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE****For office use only**

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 n/a**THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS**Expiration Date 4/19/2027**DNREC APPROVED**Date 4/19/2022

DNREC Reviewing Soil Scientist

OWTDS SITE EVALUATION

SITE EVALUATION REPORT

Job #:

95-DS22-SE



Property Owner(s): **Sobrook LLC**

Tax Map #: **235-19.00-7.07**

Owner(s) Address: **872 Walker Road Ste A**

Lot #: **C**

FEMA V Zone: **No**

Dover

DE

19904

Contact Phone: 302-684-8030

HUC #: **020402070601**

Property Location: North side of CR 241;

Sussex County, DE

Property Size: 1.2 ac +/-

Central Sewer: Not Available

Central Water: Not Available

HUC Name: **Round Pole Branch-Broadkill River**

Depth to and Type of Limiting Zone Encountered:

<u>Number</u> 1	>72"	to redoximorphic features;	>72	inches to free water	Arenic Hapludults
<u>Number</u> 2	64"	to redoximorphic features;	>72	inches to free water	Arenic Hapludults
<u>Number</u> 3	>72"	to redoximorphic features;	>72	inches to free water	Arenic Hapludults
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	

GPS: Number 1 **N: 38.76666 W: 75.36457** Evaluator: William J Gangloff License: D-4455
Number 2 **N: 38.76680 W: 75.36430** Evaluation Date: 4/9/2022

Summary of Evaluation: See *Design Considerations & Comments* on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

Disposal Option 1: Soils in the potential disposal area(s) is/are somewhat well drained with moderately **(30 MPI)** permeable subsoil.

Site conditions are suited for a(n) Full Depth Gravity disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are entirely wooded and located within a backslope landscape position(s) with slopes ranging from 0 to 1 & 1 to 2 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at **64"** based on the depth to redoximorphic features. Free water levels ranged from **>72"** to **>72"**.

The moderately permeable infiltration rate of **(30 MPI)** was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was sandy clay loam.

This texture was identified in the parent material of Boring(s) number 2. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

4/18/22

Date

Evaluator's Signature

WJG



Note: Site evaluation information was collected for on-site wastewater disposal 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.

SOIL PROFILE NOTES

TAX MAP ID: 235-19.00-7.07 Lot C

JOB NUMBER: 95-DS22-SE

PROJECT: Pennoni Burton

LOCATION: Burton Road (CR 241)

DATE: 4/9/2022

INVESTIGATOR: William Gangloff PhD

LICENSE: D-4455, ARCPACS 24747

WEATHER: Warm, Sunny

EQUIPMENT: 3 1/4" Auger, 74" Long



SB 1

BORING / TEST PIT

RELIEF: SLT BKS LP / FWT

SLOPE: 0-1%

VEGETATION: WOODS

INCH LIMITING ZONE LZ >72

INCHES TO WATER FW >72

MPI EST PERM MPI 25

LATITUDE

LONGITUDE

OH UTILS: Y / N

CLASSIFICATION:

ARENIC HAPLODULTS

SB-3: SIMILAR TO SB-1; LZ >72; FW >72 MPI=25; 0-1% FWT, WOODS ARENIC HAPLODULTS

HORIZON	DEPTH	MATRIX	COLOR	REDOX	REDOX DESC	TEXTURE	STRUCTURE	CONSISTENCE
A	0-6	10YR 4/3		NONE	NONE	LS	1FBR	VIR
E	6-22	2.5Y 6/4		"	"	LS	1FBR	VIR
Bt	22-33	10YR 5/6		"	"	SL	1FBR	FR
C1	33-52	10YR 7/4		"	"	LS	M	VIR
C2	52-66	10YR 7/3		"	"	LS	M	VIR
C3	66-72	2.5Y 7/3		"	"	S	SG	LO

SB 2

BORING / TEST PIT

RELIEF: FWT

SLOPE: 0-1%

VEGETATION: WOODS

INCH LIMITING ZONE LZ 64

INCHES TO WATER FW >72

MPI EST PERM MPI 30

LATITUDE

LONGITUDE

OH UTILS: Y / N

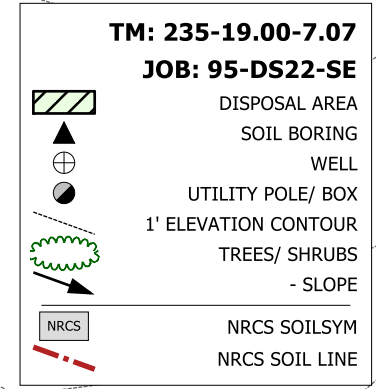
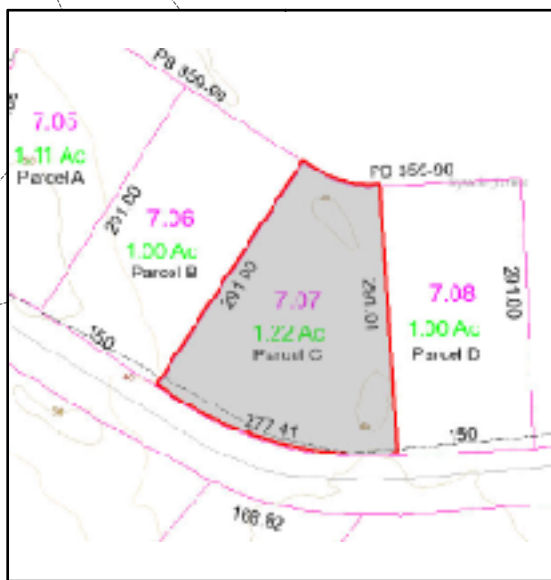
CLASSIFICATION:

ARENIC HAPLODULTS

HORIZON	DEPTH	MATRIX	COLOR	REDOX	REDOX DESC	TEXTURE	STRUCTURE	CONSISTENCE
A	0-6	10YR 4/3		NONE	NONE	LS	1FBR	VIR
E	6-24	2.5Y 6/4		"	"	LS	1FBR	VIR
Bt	24-34	10YR 5/6		"	"	SLT	1FBR	FR
C1	34-46	10YR 7/4		"	"	LS	M	VIR
C2	46-64	10YR 7/3		"	"	LS	M	VIR
Cg3	64-70	10YR 6/1		10YR 6/8	FIRP	SLT	M	FR-FE
C4	70-72	10YR 7/3		NONE	NONE	S	SG	LO

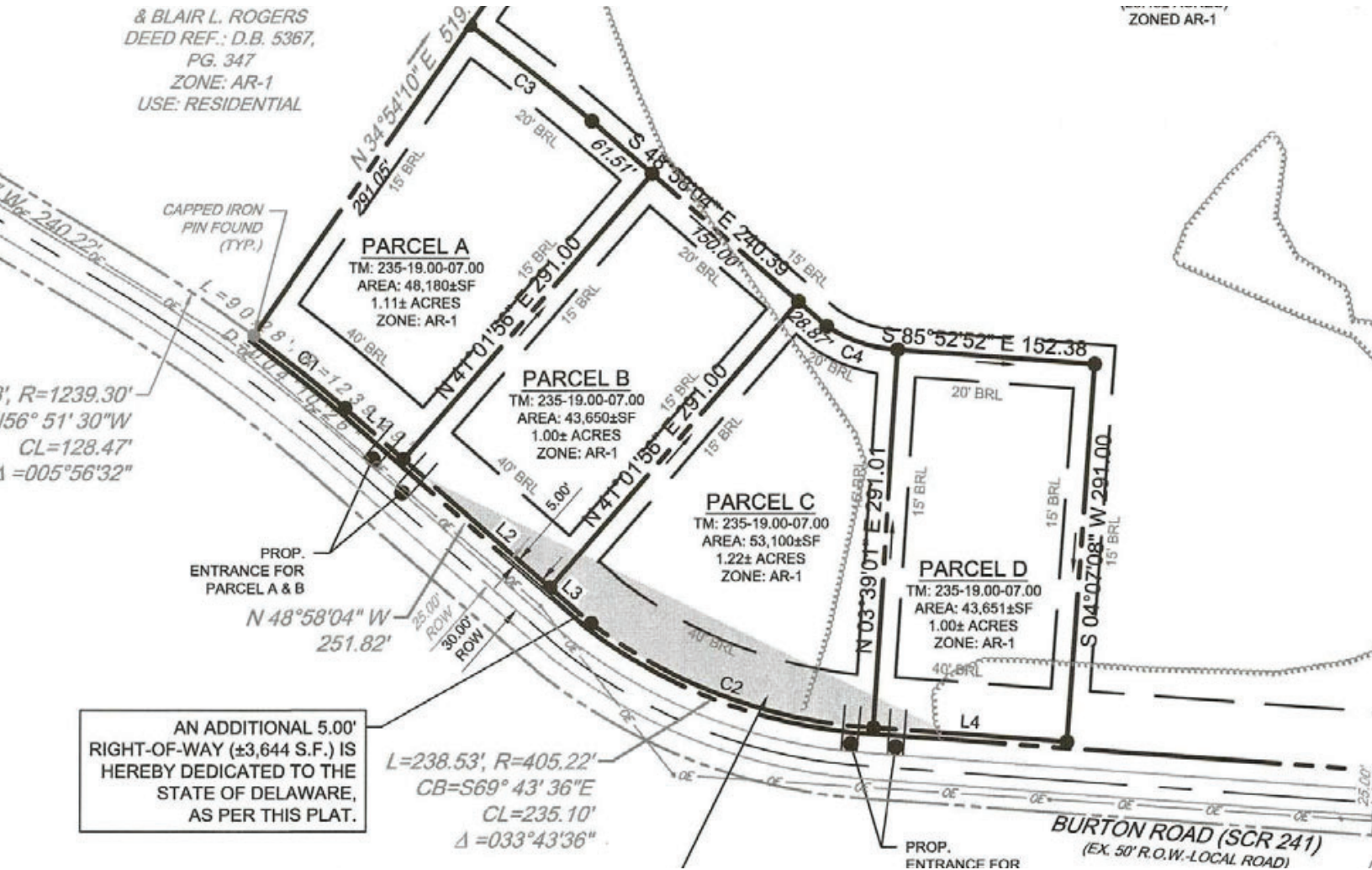
SITE EVALUATORS SIGNATURE:

WG/AB

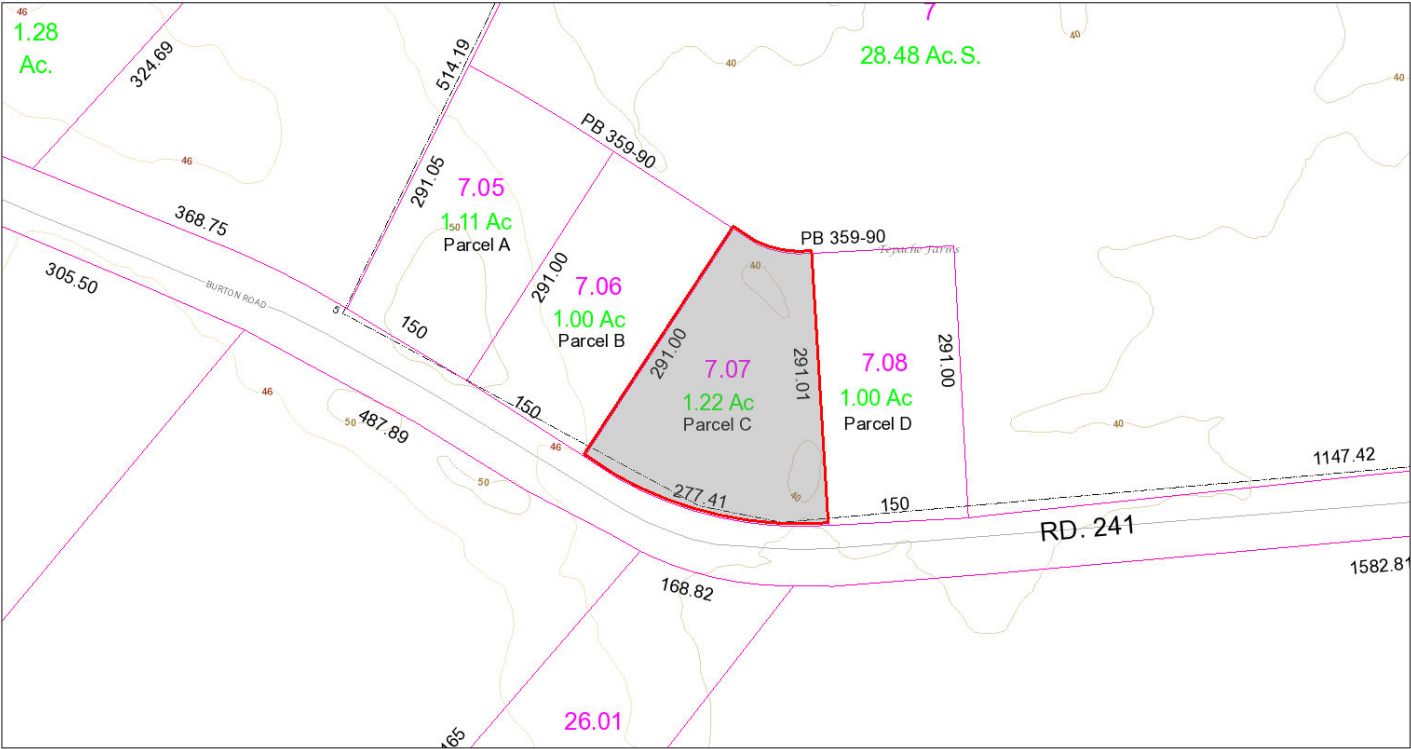


& BLAIR L. ROGERS
DEED REF.: D.B. 5367,
PG. 347
ZONE: AR-1
USE: RESIDENTIAL

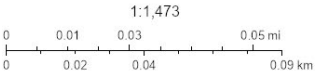
ZONED AR-1



235-19.00-7.07 , MILTON, DE, 19968



April 18, 2022



Sussex County Government, FirstMap

Property Tax Information - Sussex County DE

Reference #:
OWTDS SITE EVALUATION
567403

APPROVAL PAGE 1 OF 2

Job #:

96-DS22-SE

04/19/2022
GROUNDWATER



**Accent
Environmental**

PO BOX 788 / MILLSBORO, DE
 accentenvironmental.net

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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.08Lot #: DProperty Owner(s): Sobrook LLCEvaluation Is For: New ConstructionSpecial Watershed/ Zone: NoDisposal System Option 1: Full Depth GravityOption 1 Location: Vicinity of Boring(s) 1, 2 and 3.Option 1 Limiting Zone: >72" to redoximorphic features.Disposal System Option 2: see Design CommentsOption 2 Location: Vicinity of Boring(s)Option 2 Limiting Zone:

Design Considerations & Comments: See Exhibit K (FD Gravity Trench) in the 1985 Regulations (amended 1/11/2014) and Exhibit K (FD Gravity Bed) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are partially wooded and located within a broad flat and slight backslope landscape position(s) with slopes ranging from 0 to 1 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from a survey. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the utility pole 42766 located near the southwest corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

PAID**\$ 75.00 04/19/2022**

This report has been prepared by or under the supervision of: WJ Gangloff, License # D-4455

William J. Gangloff

OWTDS SITE EVALUATION

APPROVAL PAGE 2 OF 2

Job #:

96-DS22-SE



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." 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 septic system. This is not a construction permit.

Tax Map #: 235-19.00-7.08

Property Owner(s): Sobrook LLC

Design Considerations & Comments (cont.):

* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

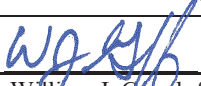
Notes:

Replacement Disposal System: Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

Location of Replacement Disposal System: Adjacent to initial system.**Limiting Zone for Replacement System:** Same as Above**Instructions to Property Owner**

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(35 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **n/a** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of:


 William J. Gangloff

, License # D-4455

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

For office use only

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 n/a

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

Expiration Date 4/19/2027**DNREC APPROVED**Date 4/19/2022

DNREC Reviewing Soil Scientist

OWTDS SITE EVALUATION

SITE EVALUATION REPORT

Job #:

96-DS22-SE

Property Owner(s): Sobrook LLCTax Map #: 235-19.00-7.08Owner(s) Address: 872 Walker Road Ste ALot #: DFEMA V Zone: No

Dover

DE

19904

Contact Phone: 302-684-8030HUC #: 020402070601Property Location: North side of CR 241;

Sussex County, DE

Property Size: 1 ac +/-Central Sewer: Not AvailableCentral Water: Not AvailableHUC Name: Round Pole Branch-Broadkill RiverDepth to and Type of Limiting Zone Encountered:

<u>Number</u> 1	>72"	to redoximorphic features;	>72	inches to free water	Typic Hapludults
<u>Number</u> 2	>72"	to redoximorphic features;	>72	inches to free water	Typic Hapludults
<u>Number</u> 3	>72"	to redoximorphic features;	>72	inches to free water	Typic Hapludults
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	
<u>Number</u>				inches to free water	

GPS:	<u>Number</u> 1	N: 38.76662	W: 75.36362	<u>Evaluator:</u> William J Gangloff	<u>License:</u> D-4455
	<u>Number</u> 2	N: 38.76701	W: 75.36366	<u>Evaluation Date:</u> 4/9/2022	

Summary of Evaluation: See *Design Considerations & Comments* on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

Disposal Option 1: Soils in the potential disposal area(s) is/are well drained with moderately (35 MPI) permeable subsoil.

Site conditions are suited for a(n) Full Depth Gravity disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are partially wooded and located within a broad flat and slight backslope landscape position(s) with slopes ranging from 0 to 1 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at >72" based on the depth to redoximorphic features. Free water levels ranged from >72" to >72".

The moderately permeable infiltration rate of (35 MPI) was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was sandy clay loam.

This texture was identified in the argillic horizon of Boring(s) 1 and 2. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

* Trees and shrubs should be carefully removed from the potential disposal area as outlined by DNREC. Improper clearing of the area may negate this site evaluation and require re-evaluation.

* There are no wetlands on the parcel/property under investigation.

4/18/22

Date

Evaluator's Signature



Note: Site evaluation information was collected for on-site wastewater disposal 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.

96 D

SOIL PROFILE NOTES

TAX MAP ID: 235-19.00-700 Lot D

DATE: 4/9/2022

INVESTIGATOR: William Gangloff PhD


 PO BOX 788
 MILLSBORO, DE 19966
 302-352-1700
 accentenvironmental.net

JOB NUMBER: 96-DS22-SE

LICENSE: D-4455, ARCPACS 24747

PROJECT: Pennoni Burton

WEATHER: Warm, Sunny

LOCATION: Burton Road (CR 241)

EQUIPMENT: 3 1/4" Auger, 74" Long

SB 1

RELIEF:

FLAT / SLT B/KSL

SLOPE:

0-1%

VEGETATION:

SIDELT AG GRASS

BORING / TEST PIT

>72

INCH LIMITING ZONE

LZ

>72

INCHES TO WATER

FW

35

MPI EST PERM

MPI

LATITUDE

LONGITUDE

OH UTILS:

Y / N

CLASSIFICATION:

TYPIC HAPWDLTS

SB-2: SIMILAR

TO SB-1, LZ>72

MPI=35; FW>72

0-1% FLAT; AG GRASS

TYPIC

HAPWDLTS

HORIZON	DEPTH	COLOR		REDOX DESC	TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX	QUNT, SZ, CNC			
Ap	0-9	10YR 4/3	None	None	SL	1FBR	VHR
E	9-17	2.5Y 5/4	"	"	LS	1FBR	VHR
Bt ₁	17-24	10YR 5/6	"	"	SL	1FBR	HR
Bt ₂	24-31	10YR 5/6	"	"	SL	1FBR	HR
BC	31-37	10YR 6/6	"	"	SL	1FBR	HR
C ₁	37-55	10YR 7/4	"	"	LS	M	VHR
C ₂	55-72	10YR 7/3	"	"	LS	M	VHR

SB 3

RELIEF:

FLAT /

SLOPE:

0-1%

VEGETATION:

AG GRASS

BORING / TEST PIT

>72

INCH LIMITING ZONE

LZ

>72

INCHES TO WATER

FW

30

MPI EST PERM

MPI

LATITUDE

LONGITUDE

OH UTILS:

Y / N

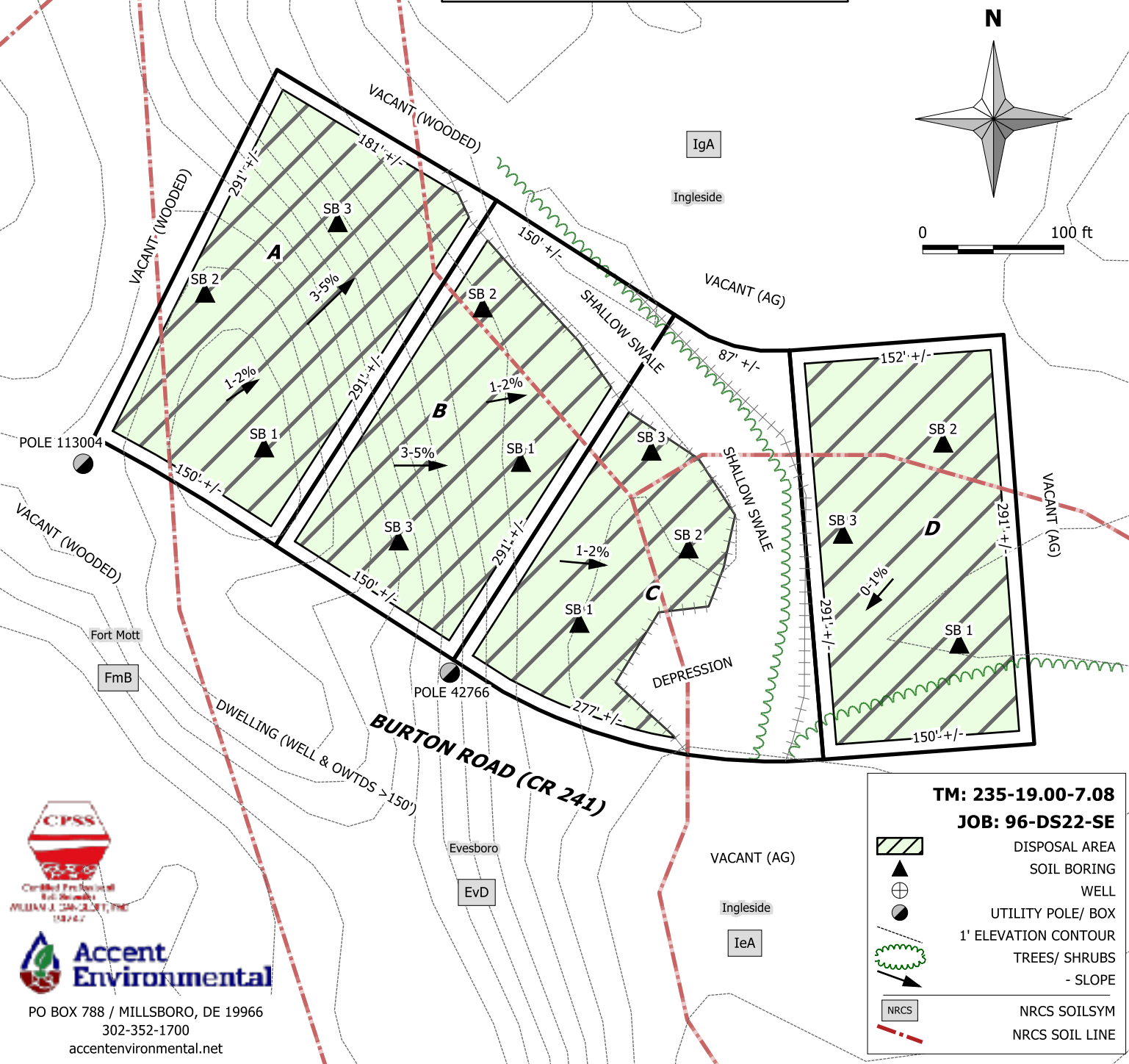
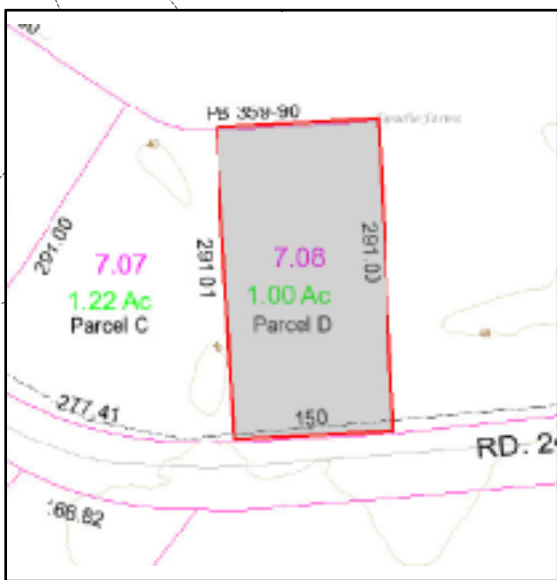
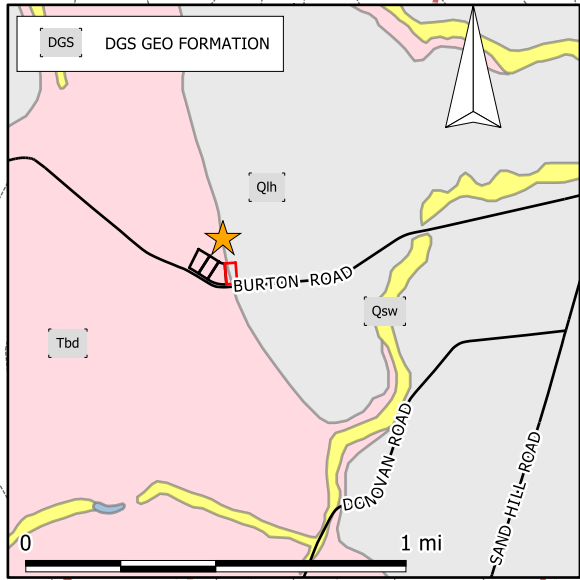
CLASSIFICATION:

TYPIC HAPWDLTS

HORIZON	DEPTH	COLOR		REDOX DESC	TEXTURE	STRUCTURE	CONSISTENCE
		MATRIX	REDOX	QUNT, SZ, CNC			
Ap	0-9	10YR 4/3	None	None	SL	1FBR	HR
E	9-18	2.5Y 5/4	"	"	LS	1FBR	VHR
Bt	18-30	10YR 5/6	"	"	SL	1FBR	HR
BC	30-38	10YR 6/6	"	"	SL	1FBR	HR
C ₁	38-47	10YR 7/4	"	"	LS	M	VHR
C ₂	47-55	10YR 7/3	"	"	LS	M	VHR
C ₃	55-66	10YR 6/6	"	"	LS	M	VHR
C ₄	66-72	2.5Y 7/3	"	"	S	SG	LO

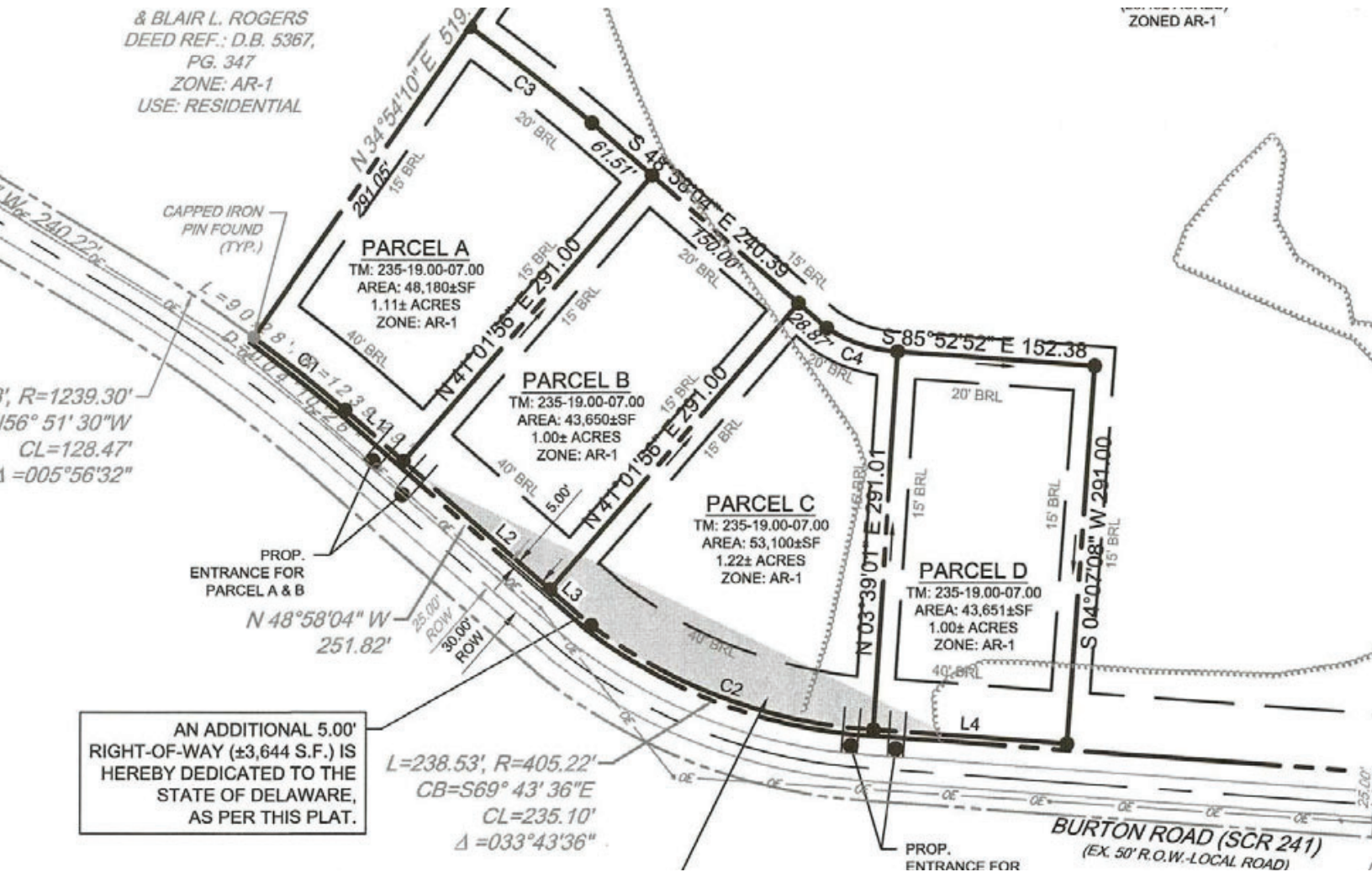
SITE EVALUATORS SIGNATURE:

WJG



& BLAIR L. ROGERS
DEED REF.: D.B. 5367,
PG. 347
ZONE: AR-1
USE: RESIDENTIAL

ZONED AR-1



Property Information

Property Location:	
Unit:	
City:	MILTON
Zip:	19968
State:	DE
Class:	X-X
Use Code (LUC):	999-999
Town	00-None
Tax District:	235 – BROAD KILL
School District:	6 - CAPE HENLOPEN
Council District:	3-Schaeffer
Fire District:	85-Milton
Deeded Acres:	1.0000
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	359 90/PB
100% Land Value:	\$3,500
100% Improvement Value	\$0
100% Total Value	\$3,500

Legal

Legal Description	N/BURTON RD PARCEL D
-------------------	-------------------------

Owners

Owner	Co-owner	Address	City	State	Zip
SOBROOK LLC		872 WALKER RD STE A	DOVER	DE	19904

2.	TAX MAP NUMBERS :	235-19.00-07.00	
2.	OWNER INFO:	JAMES GRANT GATOR & ASSOCIATES LLC. 1605 13TH STREET WILMINGTON, DE 19806 302-593-2266 DEED: BK.: 4895, PG.: 228	
3.	SITE ADDRESS :	BURTON ROAD MILTON, DE 19968 BROADKILL HUNDRED	
4.	EXISTING TOTAL ACREAGE:	33.81 ACRES±	
5.	PROPOSED ACREAGE:		
	PARCEL A:	48,180± SF	1.11± ACRES
	PARCEL B:	43,650± SF	1.00± ACRES
	PARCEL C:	53,100± SF	1.22± ACRES
	PARCEL D:	43,651± SF	1.00± ACRES
	LANDS TO BE CONVEYED: TO PARCEL 7.03	43,638± SF	1.00± ACRES
	REMAINING LANDS: TOTAL	1,240,589± SF 1,472,952± SF	28.48± ACRES 33.81± ACRES
6.	TOTAL NUMBER OF LOTS:	1 EXISTING 5 PROPOSED	
7.	MONUMENTS FOUND:	5	
8.	MONUMENTS TO BE SET:	12	
9.	FUTURE LAND USE AREA:	AGRICULTURAL / RESIDENTIAL	
10.	EXISTING ZONING:	AR-1, AGRICULTURAL / RESIDENTIAL	
11.	PROPOSED ZONING:	AR-1, AGRICULTURAL / RESIDENTIAL	
12.	PRESENT USE:	AGRICULTURAL / RESIDENTIAL	
13.	PROPOSED USE:	AGRICULTURAL / RESIDENTIAL	
14.	SEWER PROVIDER:	EX. ON-SITE PRIVATE SEPTIC	
15.	WATER PROVIDER:	EX. ON-SITE PRIVATE WELL	
16.	DISTANCE TO NEAREST INTERSECTION:	5,866 LF N-E (GRAVEL HILL ROAD SC	
17.	PROXIMITY TO (TID):	N/A	
18.	POSTED SPEED LIMIT:	50 MPH (BURTON ROAD)	
16.	BUILDING RESTRICTION LINES:	AR-1 (115-25 C) FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET	
19.	MAXIMUM BUILDING HEIGHT: (115-25D)	42 FEET MAX.	
20.	STATE INVESTMENT AREA:	LEVEL 4	
21.	COMPREHENSIVE PLAN:	LOW DENSITY	
22.	SCHOOL DISTRICT:	INDIAN RIVER	
23.	FIRE DISTRICT:	85 (MILTON)	
24.	LONGITUDE AND LATITUDE: STATE PLANE COORDINATE:	LONGITUDE: W075° 22' 31.63" LATITUDE: N038° 45' 15.60"	
25.	TOTAL LOTS EXISTING PROPOSED	1 (AGRICULTURAL / RESIDENTIAL) 5 (AGRICULTURAL / RESIDENTIAL)	
26.	FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE INSURANCE RATE MAP NUMBER 1000 MAP REVISED JANUARY 06,2005, PRO WITH IN ZONE X WHICH IS AN AREA I OUTSIDE THE 500 YEAR FLOOD PLAN	
27.	WATERSHED	BROADKILL RIVER.	
28.	DATUM:	HORIZONTAL = NAD83, VERTICAL = N	
29.	LOCAL GOVERNMENT RESPONSIBLE: FOR LAND USE APPROVAL	SUSSEX COUNTY	

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. DEED REFERENCE: 4895, PG. 228.
2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED, OTHER THAN THOSE SHOWN.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 235-19.00-07.00
4. CLASS OF SURVEY: SUBURBAN
5. THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
6. THE PROPERTY IS LOCATED IN ZONE "X", ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0165J MAP REVISED JANUARY 06, 2005. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
7. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2. 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 SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. THE RESIDUAL LANDS WILL MAINTAIN THERE EXISTING ACCESS FROM SCR 293 AS SHOWN ON THIS PLAN.
5. PARCEL A & B SHALL HAVE A COMBINED ACCESS FROM SCR241 AS SHOWN ON THE PLAN. PARCEL C & D SHALL HAVE A COMBINED ACCESS FROM SCR241 AS SHOWN ON THE PLAN.
6. A SIGHT EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN

SINGLE ACCESS

30' MIN.

4' MIN.

R=10'

6' MIN.

12'-12" NOMINAL

R=10'

10' MIN.

SHOULDER

COMBINED ACCESS

5.0' AND VARIES

10'-0" AND VARIES

10'-12" NOMINAL (TYP.)

30'-34"

SHOULDER

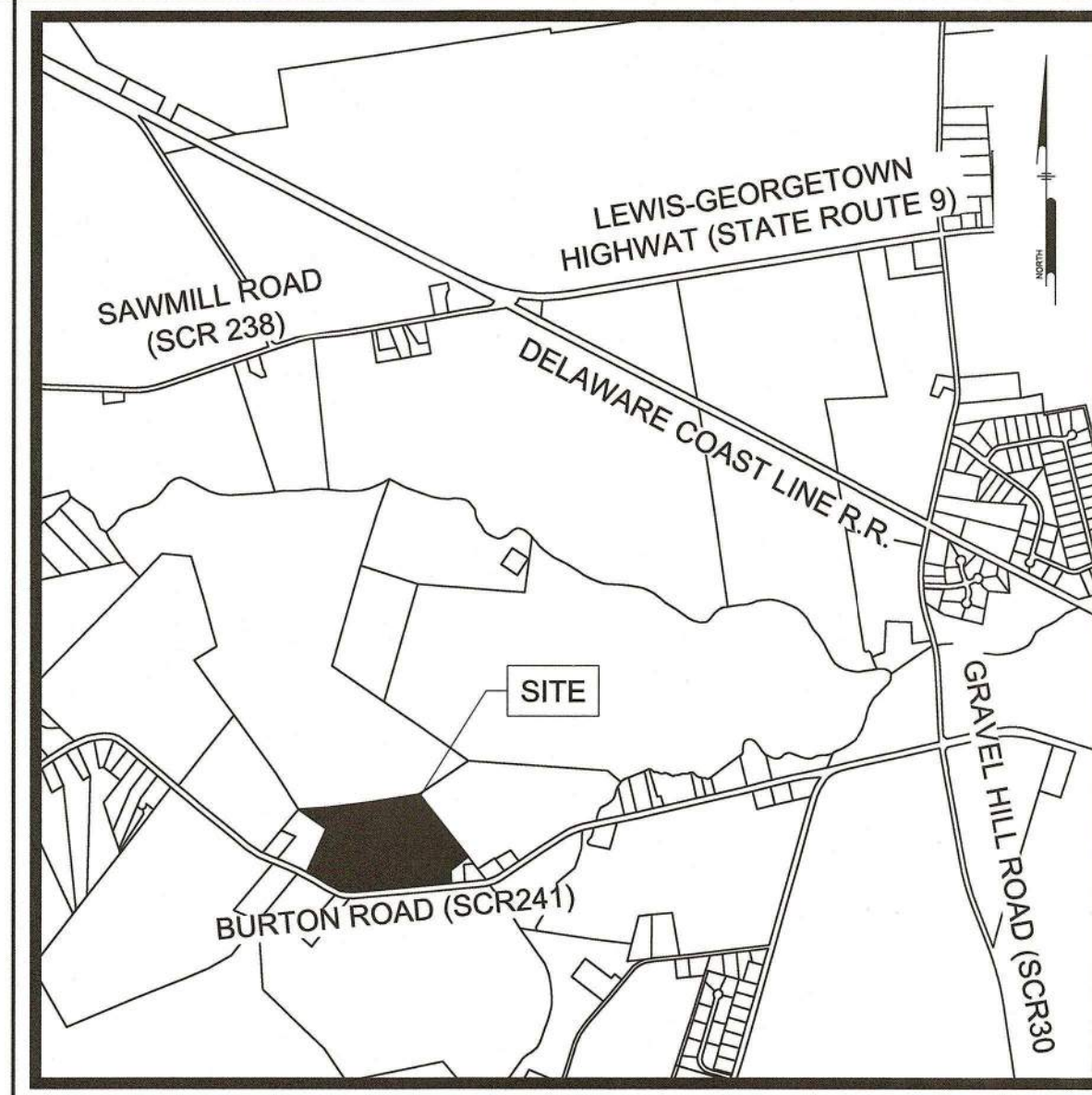
5' OF HIGHWAY

ENTRANCE PIPE WHERE REQUIRED 24 MIN.

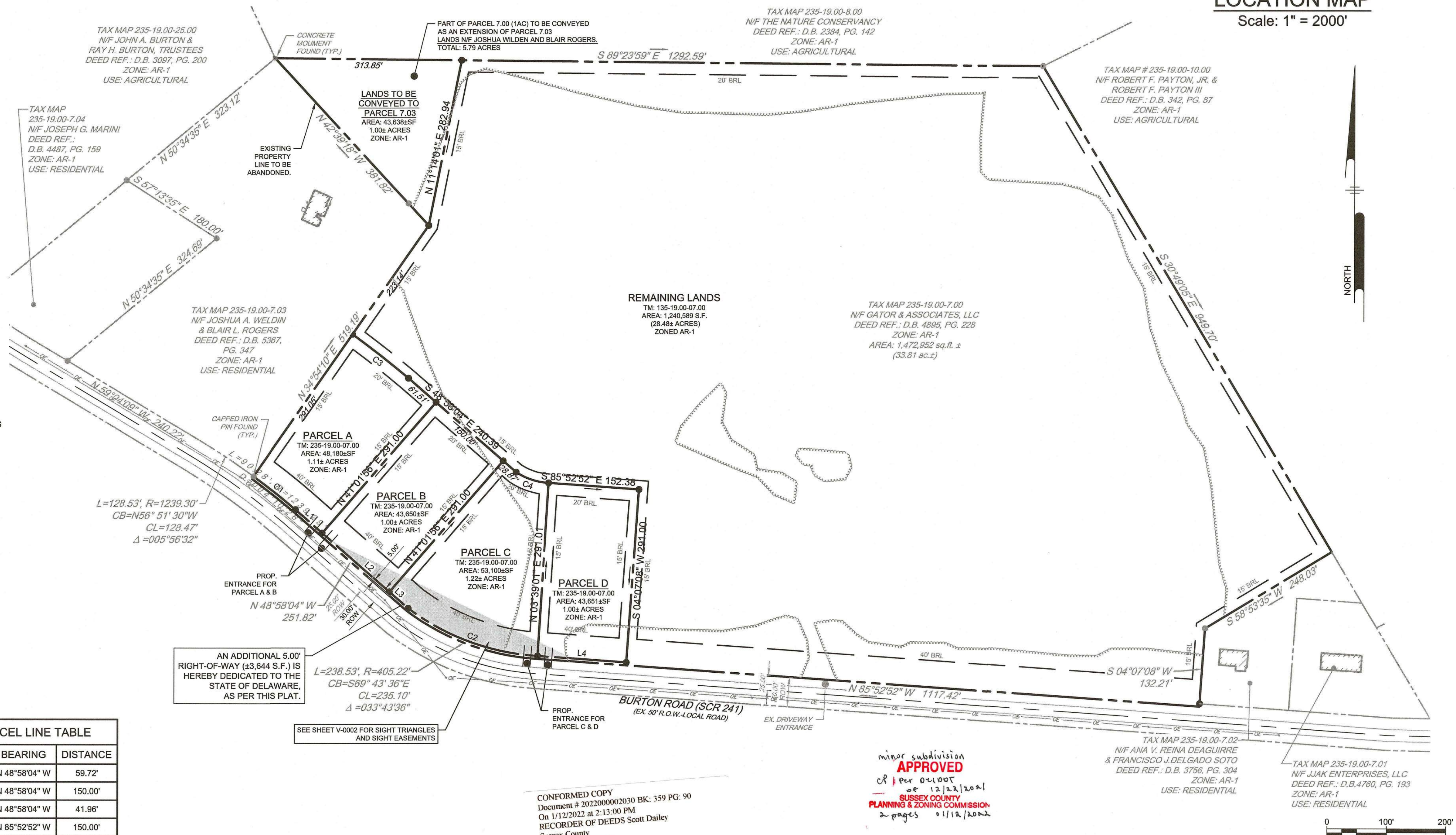
ENTRANCE PIPE WHERE REQUIRED 36 MIN.

NOTES:

1. DRIVEWAY WIDTHS MAY BE INCREASED WITH DADOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES (E. FARM VEHICLES, ETC.)
2. MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
3. ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. SEE SECTION 7.2.3.1 FOR EXCEPTIONS
4. ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.



LOCATION MAP
Scale: 1" = 2000'



	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BRL LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROAD
	EXISTING TREE LINE
	EXISTING FENCE LINE
	OVERHEAD POWER LINES
	EASEMENT LINE
	PROPOSED PROPERTY CORNER
	CAPPED IRON PIPE FOUND
	UTILITY POLE
	CONCRETE MONUMENT FOUND
	SITE DISTANCE EASEMENT

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 48°58'04" W	59.72'
L2	N 48°58'04" W	150.00'
L3	N 48°58'04" W	41.96'
L4	N 85°52'52" W	150.00'

PROPERTY LINE CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1239.29'	004°10'28"	90.28'	45.16	90.26'	N 51°48'02" W
C2	400.22'	033°42'24"	235.45'	121.24	232.07'	N 69°44'28" W
C3	1530.29'	004°28'43"	119.62'	59.84	119.59'	N 51°52'42" W
C4	109.22'	030°46'17"	58.66'	30.05	57.96'	S 71°51'39" E

SHEET #	DESCRIPTION	TITLE
1	V-001	MINOR SUBDIVISION PLAN
2	V-002	MINOR SUBDIVISION DETAILS

CONFORMED COPY
Document # 2022000002030 BK: 359 PG: 90
On 1/12/2022 at 2:13:00 PM
RECORDER OF DEEDS Scott Dailey
Sussex County
Consideration: \$0.00

minor subdivision
APPROVED
CP / Per 021005
of 12/22/2021
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
2 pages 01/12/2022

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

GATOR & ASSOCIATES, LLC
C/O JAMES T. GRANT
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963
JAMES@GRANTROOFING.COM
(302)593-2266

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE
THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION,
AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES
AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE

SIGNATURE	DATE
ALAN M. DECKTOR, P.E. (DE PER17771) PENNONI ASSOCIATES, INC 18072 DAVIDSON DRIVE MILTON, DE 19968 ADEKTOR@PENNONI.COM 302-683-8030	(302) 684-8030

LANDS N/F GATOR & ASSOCIATES LLC

FAX MAP: 235-19-00-07.00
 MURTON ROAD (SCR 241)
 MILTON, DE 19941
 BROADKILL HUNDRED

MINOR SUBDIVISION PLAN

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

Pennoni

PENNONI ASSOCIATES INC.

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL PENNONI AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL OF ITS LOSSES, DAMAGES AND EXPENSES ARISING OUT OF OR RESULTING FROM SUCH REUSE.

PROJECT JGRNT21008

DATE	2021-11-11
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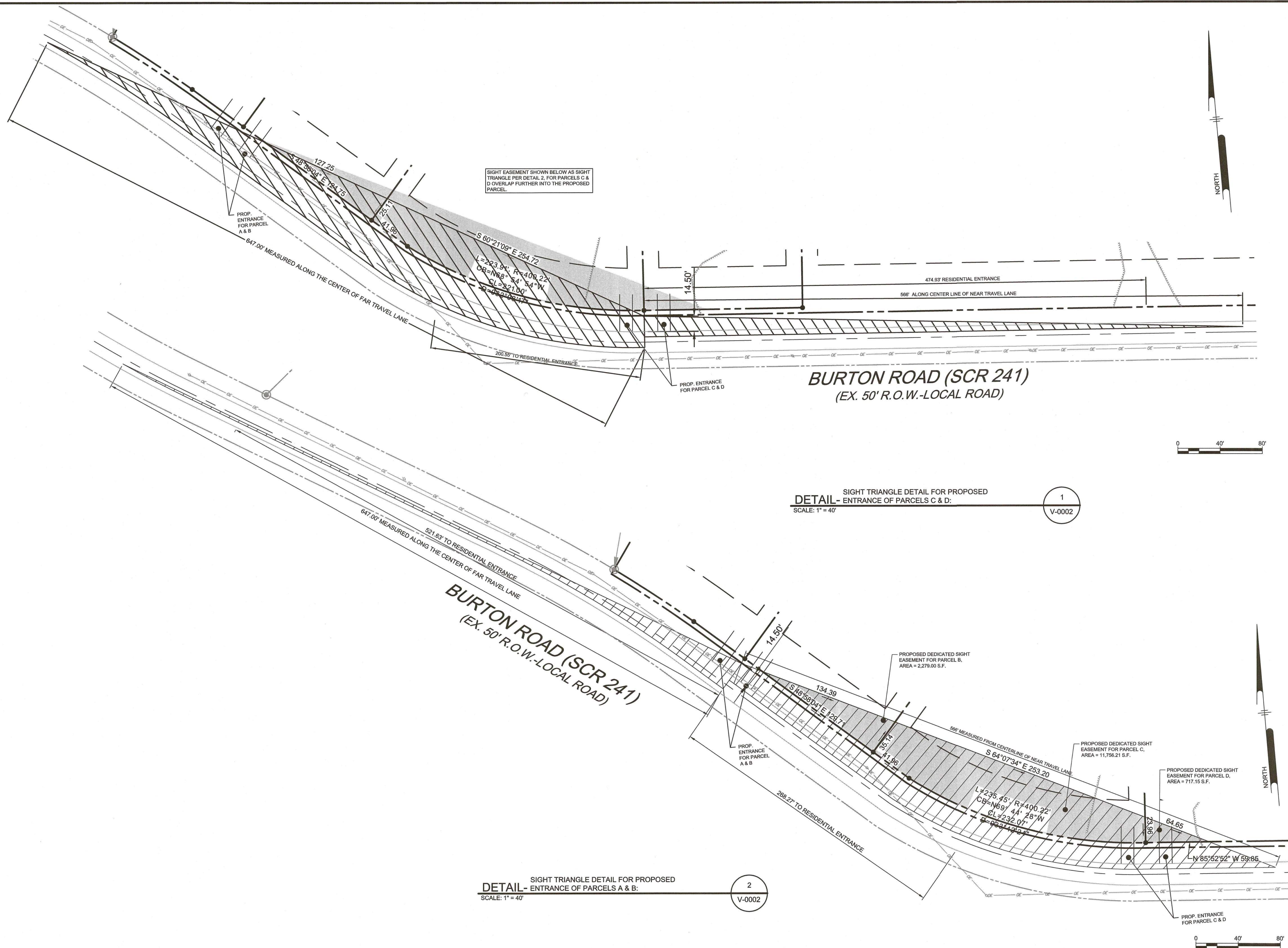
DRAWING SCALE 1"=100'

DRAWN BY	IPM

Year	1990	1991	1992	1993	1994	1995
1990	1991	1992	1993	1994	1995	1996

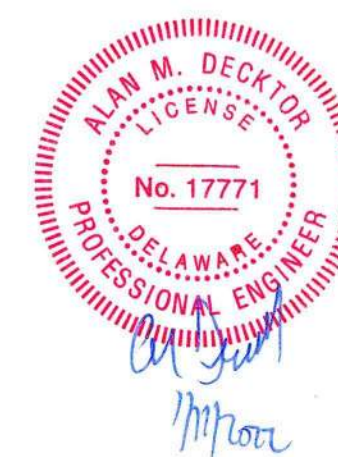
V-0001

SHEET 1 OF 2



Pennoni

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



LANDS N/F GATOR & ASSOCIATES LLC

TAX MAP: 235-19.00-07.00
 BURTON ROAD (SCR 241)
 MILTON, DE 19941
 BROADKIL | HUNDRED

MINOR SUBDIVISION DETAILS

JAMES GRANT
1605 13TH STREET
WILMINGTON, DE 19806

[illegible]

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OR THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM AND AGAINST ALL SUCH REUSE OF EXPENSER ARISING OUT OF OR RESULTING FROM SUCH

PROJECT	JGRNT21008
DATE	2021-11-11
DRAWING SCALE	1"=40'
DRAWN BY	TPM
APPROVED BY	AMD

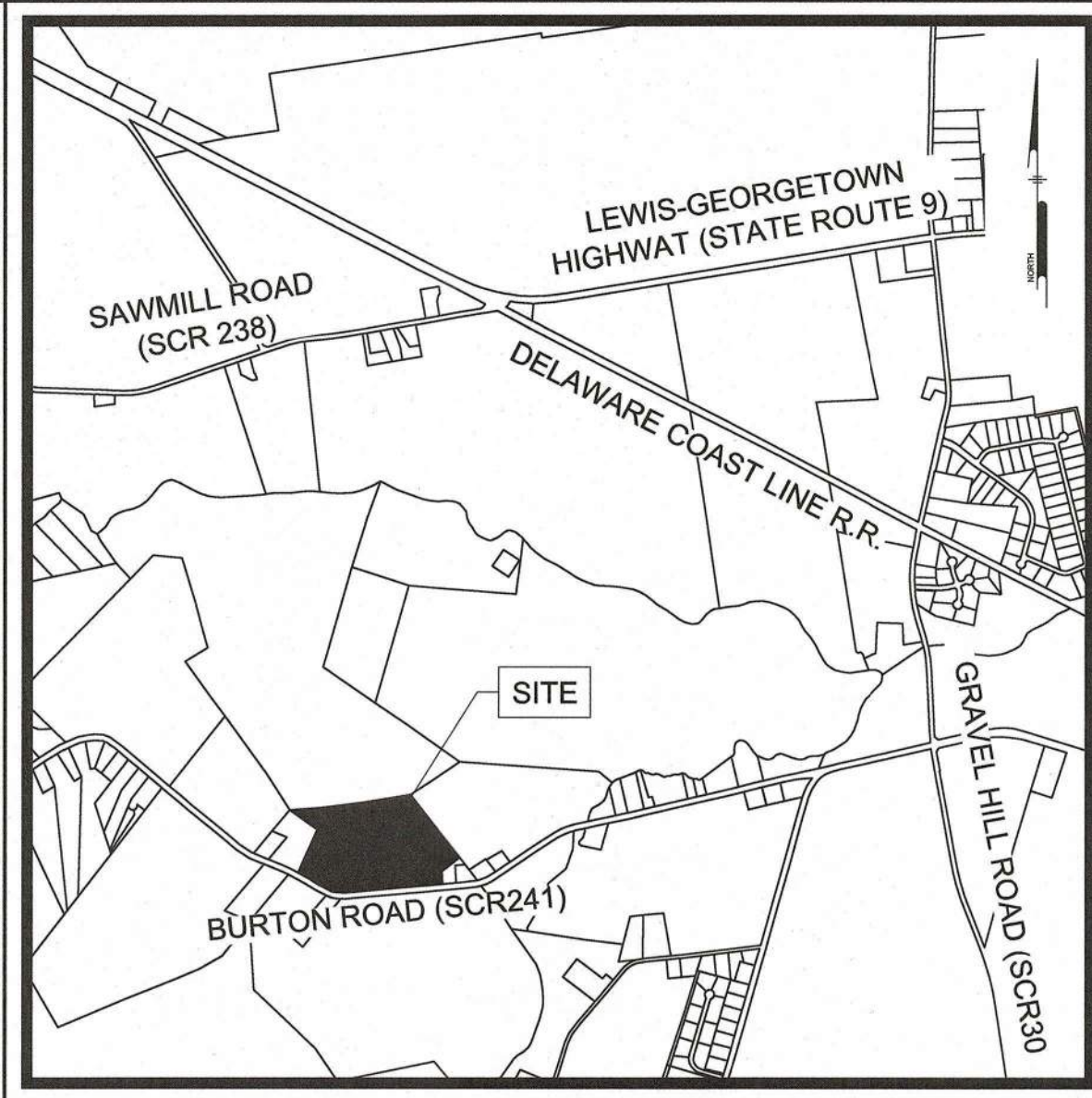
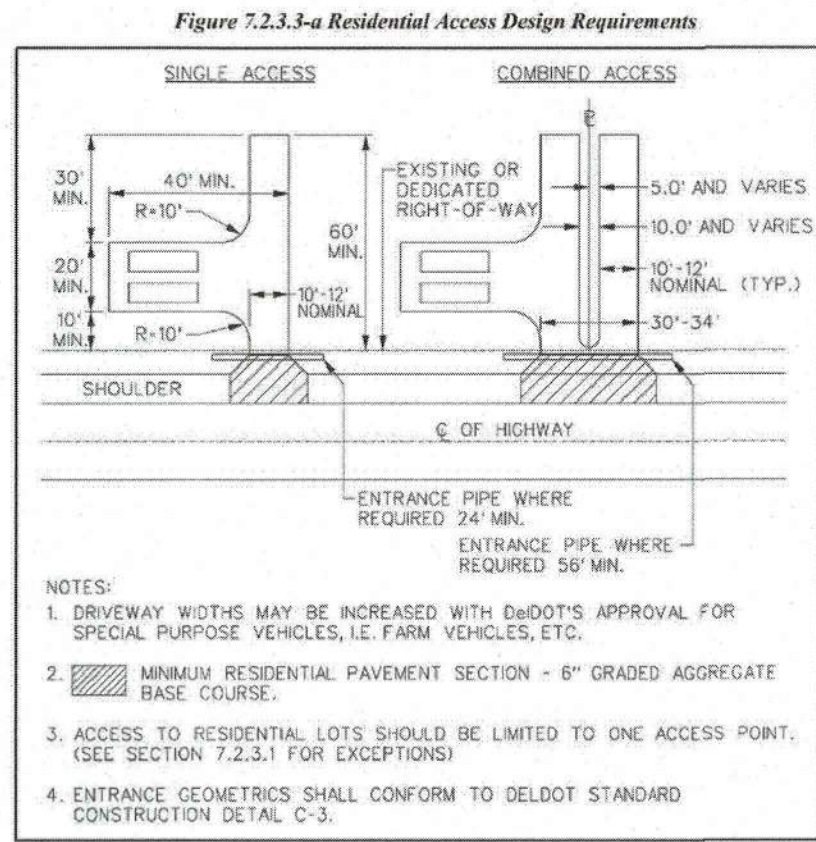
V-0002

SHEET 2 OF 2

SITE DATA:	
1. TAX MAP NUMBERS :	235-19.00-07.00
2. OWNER INFO:	JAMES GRANT GATOR & ASSOCIATES LLC. 1605 13TH STREET WILMINGTON, DE 19806 302-593-2266 DEED: BK: 4895, PG: 228
3. SITE ADDRESS :	22187 BURTON ROAD MILTON, DE 19968 BROADKILL HUNDRED
4. EXISTING TOTAL ACREAGE:	28.48± ACRES
5. PROPOSED ACREAGE:	
PARCEL E:	43,650± SF 1.00± ACRES
PARCEL F:	43,650± SF 1.00± ACRES
PARCEL G:	43,650± SF 1.00± ACRES
PARCEL H:	43,650± SF 1.00± ACRES
REMAINING LANDS:	1,065,988± SF 24.48± ACRES
TOTAL	1,240,588± SF 28.48± ACRES
6. TOTAL NUMBER OF LOTS:	1 EXISTING 4 PROPOSED
7. MONUMENTS FOUND:	17
8. MONUMENTS TO BE SET:	8
9. FUTURE LAND USE AREA:	AGRICULTURAL / RESIDENTIAL
10. EXISTING ZONING:	AR-1, AGRICULTURAL / RESIDENTIAL
11. PROPOSED ZONING:	AR-1, AGRICULTURAL / RESIDENTIAL
12. PRESENT USE:	AGRICULTURAL / RESIDENTIAL
13. PROPOSED USE:	AGRICULTURAL / RESIDENTIAL
14. SEWER PROVIDER:	ON-SITE PRIVATE SEPTIC
15. WATER PROVIDER:	ON-SITE PRIVATE WELL
16. DISTANCE TO NEAREST INTERSECTION:	5,266 LF N-E (GRAVEL HILL ROAD SCR30)
17. PROXIMITY TO (TID):	NOT INCLUDED
18. POSTED SPEED LIMIT:	50 MPH (BURTON ROAD)
16. BUILDING RESTRICTION LINES:	AR-1 (115-25 C) FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET
19. MAXIMUM BUILDING HEIGHT: (115-25D)	42 FEET MAX.
20. STATE INVESTMENT AREA:	LEVEL 4
21. COMPREHENSIVE PLAN:	LOW DENSITY
22. SCHOOL DISTRICT:	INDIAN RIVER
23. FIRE DISTRICT:	85 (MILTON)
24. LONGITUDE AND LATITUDE: STATE PLANE COORDINATE:	LONGITUDE: W075° 22' 31.63" LATITUDE: N038° 45' 15.60"
25. TOTAL LOTS EXISTING PROPOSED	1 (AGRICULTURAL / RESIDENTIAL) 4 (AGRICULTURAL / RESIDENTIAL)
26. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0165J, MAP REVISED JANUARY 06, 2005. PROPERTY LIES WITHIN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAN.
27. WATERSHED	BROADKILL RIVER.
28. STATE TAX DITCH	NOT INCLUDED
29. WETLANDS	0.00 ACRES
30. DATUM:	HORIZONTAL = NAD83, VERTICAL = NAVD88
31. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL	SUSSEX COUNTY

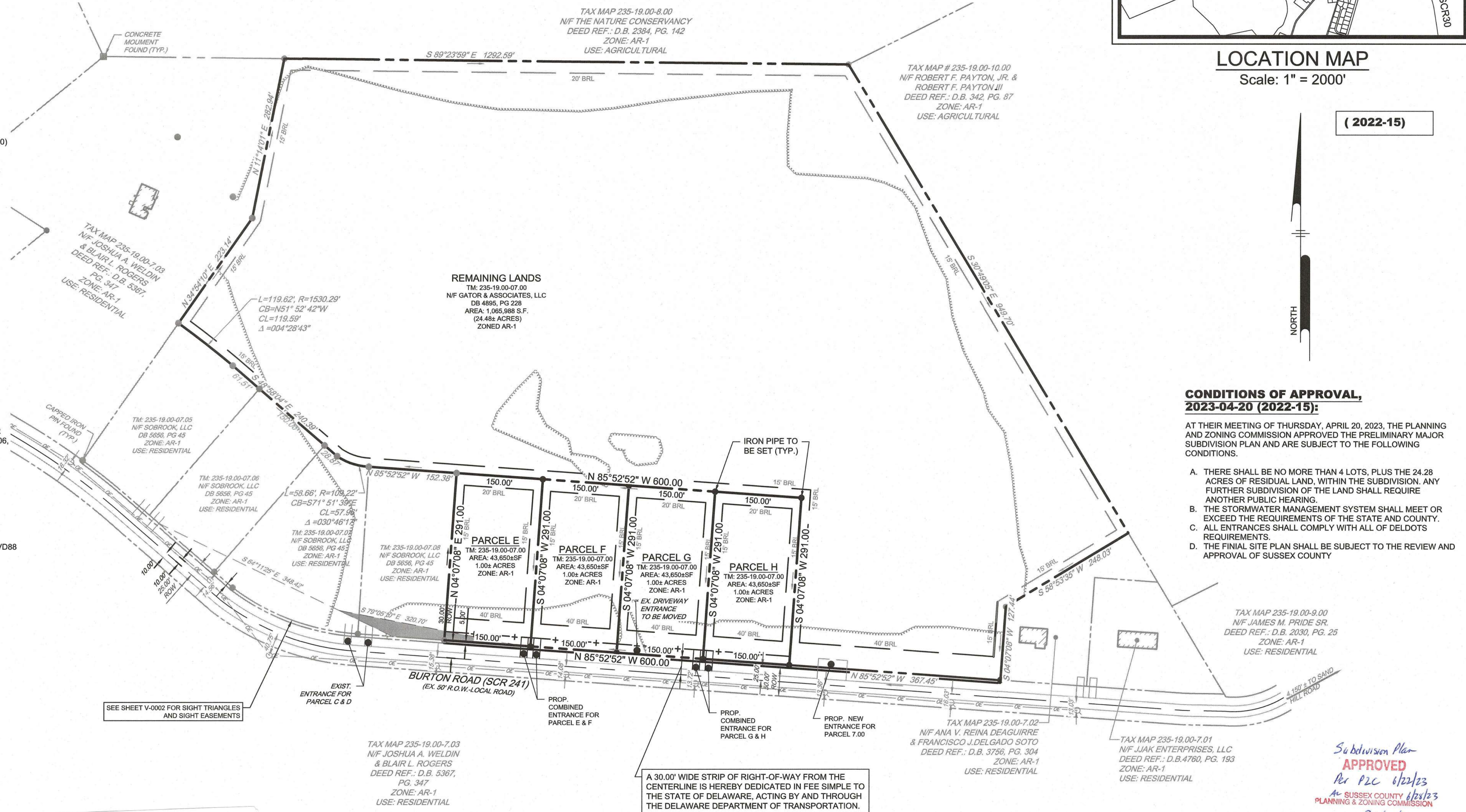
- GENERAL NOTES:**
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. DEED REFERENCE: 4895, PG. 228.
 - THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED, OTHER THAN THOSE SHOWN.
 - THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 235-19.00-07.00
 - CLASS OF SURVEY: SUBURBAN
 - THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
 - FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES.

- DELDOT NOTES:**
- 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 SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
 - IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - THE RESIDUAL LANDS WILL HAVE A NEW PROPOSED ACCESS FROM SCR 293 AS SHOWN ON THIS PLAT.
 - PARCEL E & F SHALL HAVE A COMBINED ACCESS FROM SCR241 AS SHOWN ON THE PLAT. PARCEL G & H SHALL HAVE A COMBINED ACCESS FROM SCR241 AS SHOWN ON THE PLAT.
 - A SIGHT EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT



LOCATION MAP
Scale: 1" = 2000'

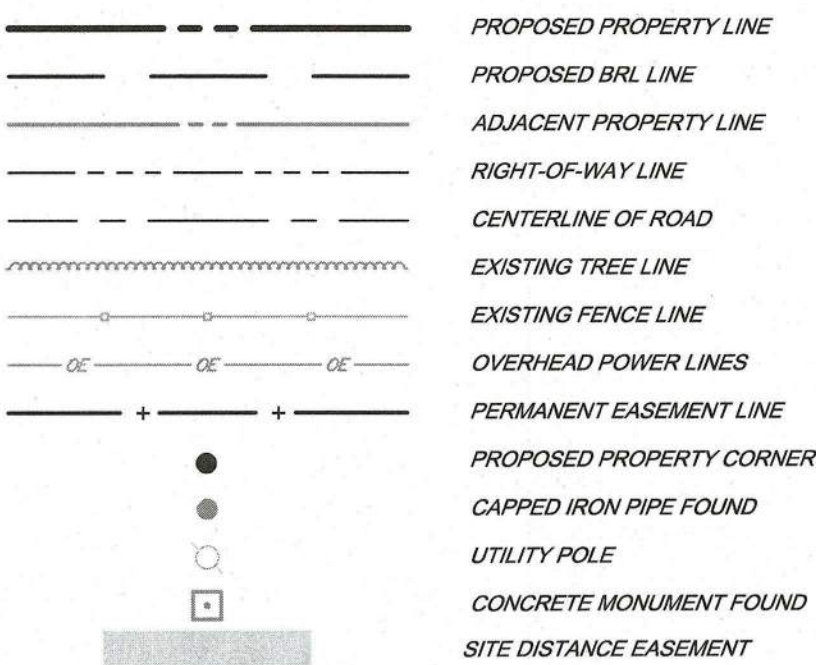
(2022-15)



CONDITIONS OF APPROVAL, 2023-04-20 (2022-15):

- AT THEIR MEETING OF THURSDAY, APRIL 20, 2023, THE PLANNING AND ZONING COMMISSION APPROVED THE PRELIMINARY MAJOR SUBDIVISION PLAN AND ARE SUBJECT TO THE FOLLOWING CONDITIONS.
- THERE SHALL BE NO MORE THAN 4 LOTS, PLUS THE 24.28 ACRES OF RESIDUAL LAND, WITHIN THE SUBDIVISION. ANY FURTHER SUBDIVISION OF THE LAND SHALL REQUIRE ANOTHER PUBLIC HEARING.
 - THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY.
 - ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOTS REQUIREMENTS.
 - THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY

LEGEND



CONFORMED COPY
Document # 2023000022693 BK: 403 PG: 34
On 6/28/2023 at 2:18:05 PM
RECORDER OF DEEDS Alexandra Reed Baker
Sussex County
Consideration: \$0.00

SHEET INDEX		
SHEET #	DESCRIPTION	TITLE
1	V-001	MAJOR SUBDIVISION PLAN
2	V-002	MAJOR SUBDIVISION DETAILS

SITE DISTANCE EASEMENT:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF PARCELS 235-19.00-07.07 & 235-19.00-7.08. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JORDAN ASHBURN
872 WALKER ROAD, SUITE A
DOVER, DE 19904
JORDANASHBURN@GMAIL.COM
(302) 677-1940

6-27-23

DATE

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JAMES T. GRANT
1605 13TH STREET, SUITE A
MILFORD, DE 19963
JAMES@GRANTROOFING.COM
(302) 593-2266

DATE

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN M. DEKTOUR, P.E. (DE PENN. LICENSE NO. 17774)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968
ADEKTOUR@PENNONI.COM
(302) 684-8030

DATE

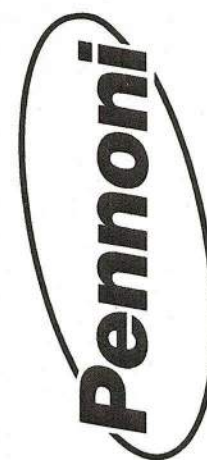
LANDS NIF GATOR & ASSOCIATES LLC

TAX MAP 235-19.00-07.00
22187 BURTON ROAD (SCR 241)
MILTON, DE 19968
BROADKILL HUNDRED

BURTON ROAD SUBDIVISION PLAN

GATOR & ASSOCIATES, LLC
2014 MILFORD HARRINGTON HIGHWAY
MILFORD, DE 19963

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

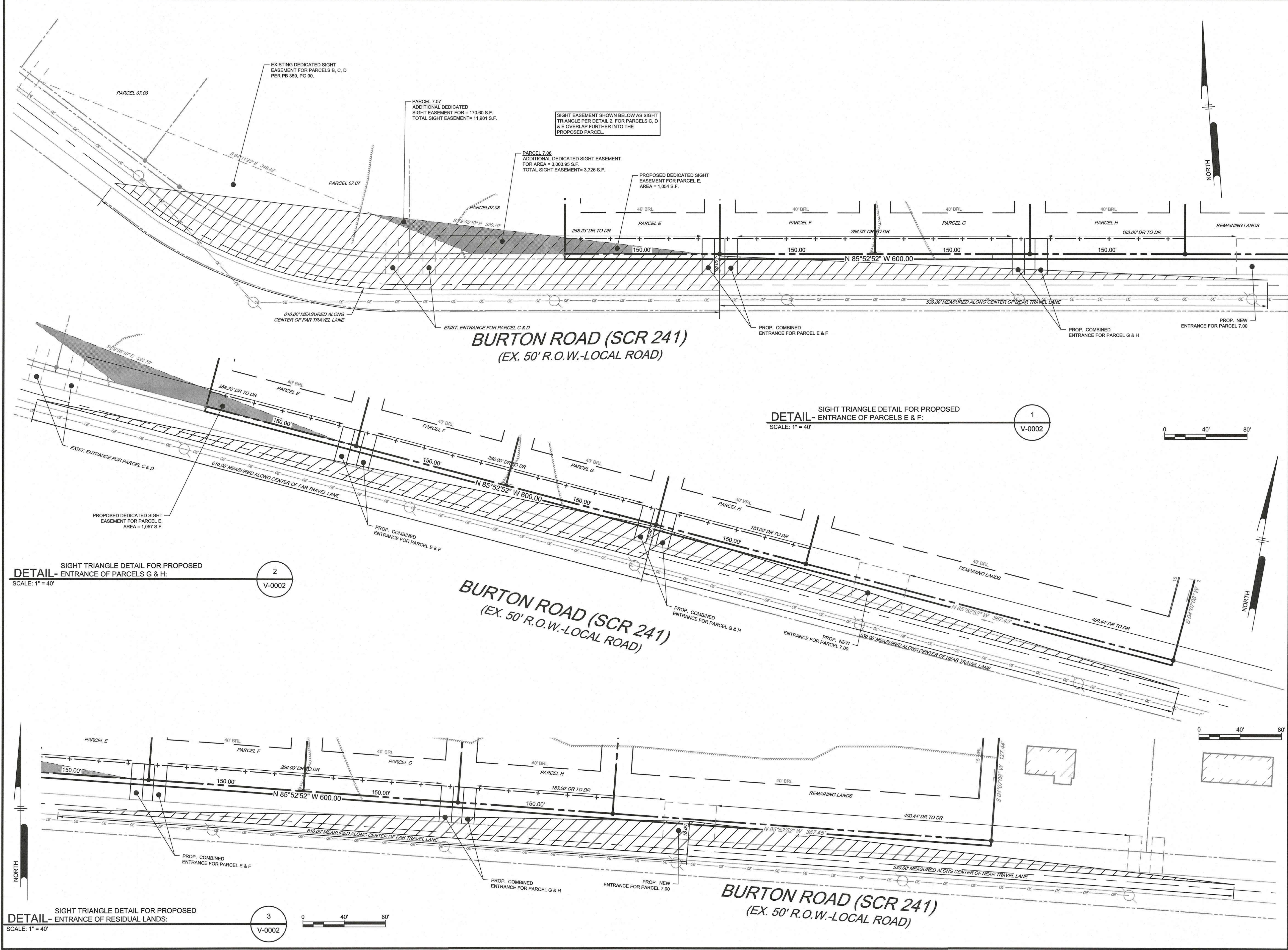


PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

NO.	DATE	REVISIONS	BY	AMD
1	2023/05/11	REVISED PER CONDITIONAL USE APPROVAL		

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LESS EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT21008
DATE	2022-05-24
DRAWING SCALE	1"=100'
DRAWN BY	LAC
APPROVED BY	AMD
V-0001	
SHEET	1 OF 2



DETAIL- SIGHT TRIANGLE DETAIL FOR PROPOSED ENTRANCE OF PARCELS G & H: SCALE: 1" = 40'

DETAIL- SIGHT TRIANGLE DETAIL FOR PROPOSED ENTRANCE OF RESIDUAL LANDS: SCALE: 1" = 40'



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



LANDS NIF GATOR & ASSOCIATES LLC
TX MAP: 235-19-00-073
22187 BURTON ROAD (SCR 241)
MILTON, DE 19941
BROADKILL HUNDRED

MAJOR SUBDIVISION DETAILS

JAMES GRANT
1605 13TH STREET
WILMINGTON, DE 19806

NO.	DATE	REVISIONS	BY

PROJECT: JGRNT21008
DATE: 2022-05-24
DRAWING SCALE: 1"=40'
DRAWN BY: LAC
APPROVED BY: AMD

V-0002

SHEET 2 OF 2

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.



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

NICOLE MAJESKI
SECRETARY

April 19, 2023

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Burton Road**
Tax Parcel # 235-19.00-7.00
SCR00241-BURTON ROAD
BroadKill Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated May 24, 2022 (sealed by the Engineer on April 17, 2023), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized.



Burton Road
Mr. Jamie Whitehouse
Page 2
April 19, 2023

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Kevin Ellis, Pennoni Associates, Inc.
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Kevin Hickman, Sussex County Review Coordinator
Derek Sapp, Sussex County Reviewer

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 OF PLANNING & ZONING

April 26, 2023

Mr. Alan Decktor, P.E.
Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

By email to: adecktor@pennoni.com

RE: Notice of Decision Letter for the Lands of Gator & Associates, LLC c/o James Grant (2022-15) Preliminary Subdivision Plan for a standard subdivision of a 28.48-acre parcel of land into five (5) single family lots located on the north side of Burton Road (S.C.R. 241).
Tax Parcel: 235-19.00-7.00

Dear Mr. Decktor,

At their meeting of **Thursday, April 20, 2023**, the Planning & Zoning Commission **approved** the **Preliminary Major Subdivision Plan** for the **Lands of Gator & Associates, LLC c/o James Grant (2022-15)** for the subdivision of a 28.48-acre parcel of land into five (5) single-family lots located on the north side of Burton Road (S.C.R. 241), approximately 1.0 mile west of Sand Hill Road (S.C.R. 319). The property is not located within any established Transportation Improvement District. The property lies within the Agricultural Residential (AR-1) Zoning District and lies within the Low Density Area per Sussex County's 2018 Comprehensive Plan.

The Preliminary Subdivision Plan is valid for three (3) years from the date of Planning Commission decision. A Final Subdivision Plan shall be approved within three (3) years of the date of approval of the Preliminary Site Plan, or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced withing five (5) years of the date of recordation of the final plat.

As part of their motion, the Planning Commission acted to approve the development subject to the following conditions (which shall be clearly annotated on the Revised Preliminary and Final Subdivision Plans):

- A. There shall be no more than 4 lots, plus the 24.28 acres of residual land, within the subdivision. Any further subdivision of the land shall require another public hearing.
- B. The stormwater management system shall meet or exceed the requirements of the State and County.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

- C. All entrances shall comply with all of DelDOTs requirements.
- D. The Final Site Plan shall be subject to the review and approval of Sussex County.

The Final Subdivision Plan must comply with the County's Subdivision Code, including submission of agency approval letters to the Planning and Zoning Office.

Please submit a minimum of one (1) **full size (24"x36")** and **one (1) electronic PDF copy** of a Final Subdivision Plan to the Planning and Zoning Office for consideration on the next available agenda for Planning Commission. It is recommended that **two (2) copies** of a check print are first submitted to staff for review.

Please note that a \$10.00 per lot fee will be required to be paid prior to the approval of any Final Subdivision Plan. For 5 lots, the fee is \$50.00.

Please feel free to contact me during business hours with any question from 8:30 AM – 4:30 PM, Monday through Friday, at 302-855-7878.

Sincerely,

A handwritten signature in cursive script that reads "Christin Scott".

Mrs. Christin Scott
Planner II

Alan M. Decktor

From: Alan Decktor <alan@decktor.net>
Sent: Tuesday, May 23, 2023 3:04 PM
To: Alan M. Decktor
Subject: Fwd: A shipment from order #12834 is on the way

Sent from my iPhone

Begin forwarded message:

From: Sussex Conservation District <faith.binas@sussexconservation.org>
Date: May 23, 2023 at 11:42:30 AM EDT
To: alan@decktor.net
Subject: A shipment from order #12834 is on the way

Site information

Site Location (911 Address or road name with distance to nearest intersection) : Burton Road
(5,250'+/- to Gravel Hill Road)

Tax Parcel ID : 235-19.00-07.00 (Parcel H)

Parcel Total Acres (nearest 0.1ac) : 1

Disturbed Acres (nearest 0.1ac) : 0.75 acre

Proposed Impervious Area (square feet) : 5,000+/- SF

Wooded area to be cleared : 0

Applicant Information

Owner : Gator & Associates, LLC c/o James Grant

Mailing Address : 2014 Milford Harrington Highway

Owner Phone : 302-593-2266

Builder : Unknown

Mailing Address : Unknown

Builder Phone : Unknown

Applicant Certification

agreed : I certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions

of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature:

Applicant Name: James Grant

Date: May 22, 2023

Approval Information (for office use only)

Approval #: 2023-12834

Approved By: SCD Stormwater

title: SCD Stormwater Program

Fee Paid: \$125.00

Approval Date: May 23, 2023

Expiration Date: May 22, 2028

Site information

Site Location (911 Address or road name with distance to nearest intersection) : Burton Road
(5,250'+/- to Gravel Hill Road)

Tax Parcel ID : 235-19.00-07.00 (Parcel G)

Parcel Total Acres (nearest 0.1ac) : 1

Disturbed Acres (nearest 0.1ac) : 0.75 acre

Proposed Impervious Area (square feet) : 5,000+/- SF

Wooded area to be cleared : 0

Applicant Information

Owner : Gator & Associates, LLC c/o James Grant

Mailing Address : 2014 Milford Harrington Highway

Owner Phone : 302-593-2266

Builder : Unknown

Mailing Address : Unknown

Builder Phone : Unknown

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Fee Paid: \$125.00

Approval Date: May 23, 2023

Expiration Date: May 22, 2028

Site information

Site Location (911 Address or road name with distance to nearest intersection) : Burton Road
(5,250'+/- to Gravel Hill Road)

Tax Parcel ID : 235-19.00-07.00 (Parcel F)

Parcel Total Acres (nearest 0.1ac) : 1

Disturbed Acres (nearest 0.1ac) : 0.75 acre

Proposed Impervious Area (square feet) : 5,000+/- SF

Wooded area to be cleared : 0

Applicant Information

Owner : Gator & Associates, LLC c/o James Grant

Mailing Address : 2014 Milford Harrington Highway

Owner Phone : 302-593-2266

Builder : Unknown

Mailing Address : Unknown

Builder Phone : Unknown

Applicant Certification

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Approved By: SCD Stormwater

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Fee Paid: \$125.00

Approval Date: May 23, 2023

Expiration Date: May 22, 2028

Site information

Site Location (911 Address or road name with distance to nearest intersection) : Burton Road
(5,250'+/- to Gravel Hill Road)

Tax Parcel ID : 235-19.00-07.00 (Parcel E)

Parcel Total Acres (nearest 0.1ac) : 1

Disturbed Acres (nearest 0.1ac) : 0.75 acre

Proposed Impervious Area (square feet) : 5,000+/- SF

Wooded area to be cleared : 0

Applicant Information

Owner : Gator & Associates, LLC c/o James Grant

Mailing Address : 2014 Milford Harrington Highway

Owner Phone : 302-593-2266

Builder : Unknown

Mailing Address : Unknown

Builder Phone : Unknown

Applicant Certification

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Applicant Signature:

Applicant Name: James Grant

Date: May 22, 2023

Approval Information (for office use only)

Approval #: 2023-12834

Approved By: SCD Stormwater

title: SCD Stormwater Program

Fee Paid: \$125.00

Approval Date: May 23, 2023

Expiration Date: May 22, 2028

Sussex Conservation District

ORDER #12834

Your order is on the way

Your order is on the way. Track your shipment to see the delivery status.

[View your order](#)

or [Visit our store](#)

Items in this shipment



**APPLICATION FOR STANDARD PLAN APPROVAL RESIDENTIAL
CONSTRUCTION × 1**



**APPLICATION FOR STANDARD PLAN APPROVAL RESIDENTIAL
CONSTRUCTION × 1**



**APPLICATION FOR STANDARD PLAN APPROVAL RESIDENTIAL
CONSTRUCTION × 1**



**APPLICATION FOR STANDARD PLAN APPROVAL RESIDENTIAL
CONSTRUCTION × 1**

If you have any questions, reply to this email or contact us at faith.binas@sussexconservation.org

