Preliminary Land Use Service

Application Form

Submitted Time:
January 2, 2024 9:41 AM

PLUS ID: 2024-01-06

State Strategy Level: 2 & 3

PLUS Application Type - Rezoning and Site Plan Review

Title: Tri State Mobile Home Supply
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Rezone of rear section of site with new sales office and site plan

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 233-5.00-132.00

Project Location: 26614 Handy Road Millsboro DE

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Horatio and Amanda Paxtor
233 West State Street
Millsboro, DE 19966
Phone: (302) 245-7996
Email: paxtor207@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherJohn B Roach Engineering, LLC
John Roach
Phone: (302) 856-1565
Email: jbroiachengr@gmail.com
Fax: (999) 999-9999

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **1.11**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C-1 front, GR rear**
Proposed Zoning for this project: **C-1**

Land Use Information

Present Use for this project area: **Residential Vacant**
Proposed Use for this project: **Sales Office**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other Sales Office**
Type of Industrial:
Institution Type:
Total Square footage: **2,000**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Horatio Paxtor 302-245-7996

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Individual On-Site**
Who is the Water Service Provider:
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Individual On-Site**
Who is the Wastewater Service Provider:
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	0.34	Yes	0.34

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
small pond for runoff, anticipated over 5000 s.f. of disturbed area

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:

What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
n/a

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Tri State Mobile Supply

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 01-04-24

Signature of Property Owner Date

Horacio Paxtor

Property Owner (Please Print)

_____ 1-4-2024

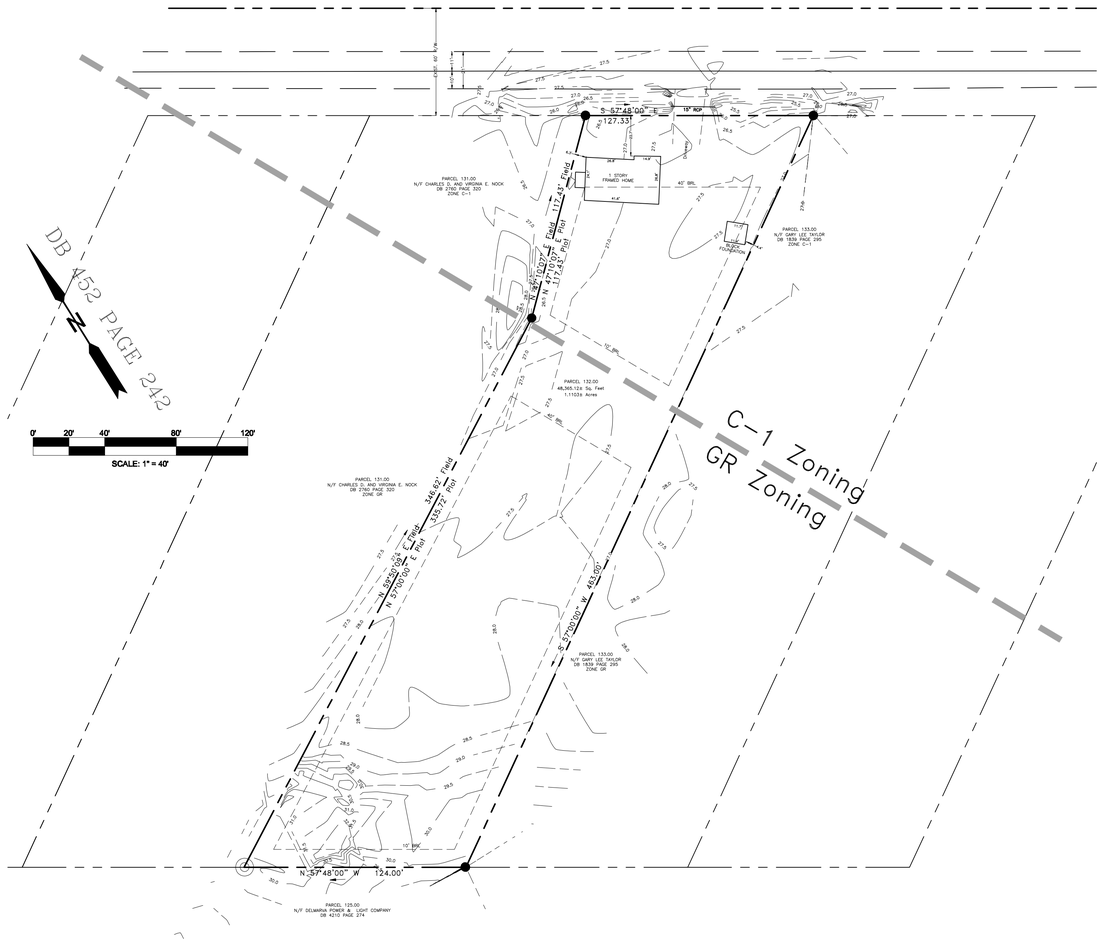
Signature of Additional Owner (if applicable) Date

Amanda Paxtor

Additional Owner (Please Print)

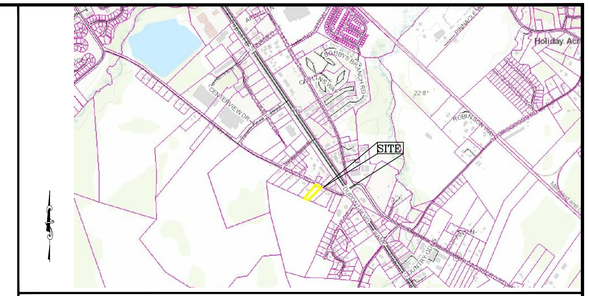
Published January 2022

ZONING LINE LOCATION DETERMINATION SURVEY PLAN
LANDS OF "HORACIO AND AMANDA PAXTOR"
ALSO KNOWN AS: "26614 HANDY ROAD, MILLSBORO, DE"
SITUATE IN: "DAGSBORO HUNDRED"
SUSSEX COUNTY * STATE OF DELAWARE
TAX MAP #: 233-5.00-132.00
DEED REFERENCE: DB 452, PG 242
Plot Book 48 Page 94



LEGEND

- Property Line
- Zoning Line
- Building Retriction Line
- 27.5 Existing Contour
- Rebar and Cap Set
- Iron Pipe
- Power Pole
- ST — ST Existing Stormsewer



PLAN DATA:

PARCEL I.D. No	* 233-5.00-132.00
PLAT REFERENCE	* D.B. 5150, PAGE 56
ZONING DISTRICT	* EXISTING: GR AND C-1 (ZONING CLASSIFICATION) * PROPOSED: C-1 (ZONING CLASSIFICATION)
ROADWAY CLASSIFICATION	* SCR 337 HANDY ROAD (LOCAL ROAD)
SEWAGE DISPOSAL	* INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE) SEWERAGE IS SUBJECT TO APPROVAL OF THE THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	* INDIVIDUAL ON-SITE WELLS (PRIVATE) WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
BUILDING SETBACKS	* C-1 ZONE FRONT 40' SIDE 10' REAR 10' * GR ZONE FRONT 40' SIDE 10' REAR 10'
OWNER	* HORATIO AND AMANDA PAXTOR 233 WEST STATE STREET MILLSBORO, DE 19966
LOT AREA RATIONALE	* AREA IN LOTS = 48,365.12± Sq. Feet, 1.11 ACRES
(TID) PROXIMITY	* 12 MILES

DELDOT NOTES:

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 OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

HORATIO PAXTOR DATE
233 WEST STATE STREET
MILLSBORO, DE 19966

AMANDA PAXTOR DATE
233 WEST STATE STREET
MILLSBORO, DE 19966

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

JOHN B. ROACH, JR., P.E. DATE

NOTES:

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. AREA CALCULATIONS WERE MADE USING FIELD MEASUREMENTS

Revision Number	Revision Date	Revision Description
1		
2		
3		
4		
5		
6		

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

PROPOSED RE-ZONING PLAN

FOR PROPERTY KNOWN AS:

LANDS OF "HORATIO AND AMANDA PAXTOR"

ALSO KNOWN AS:

"26614 HANDY ROAD, MILLSBORO, DE "

SITUATE IN:

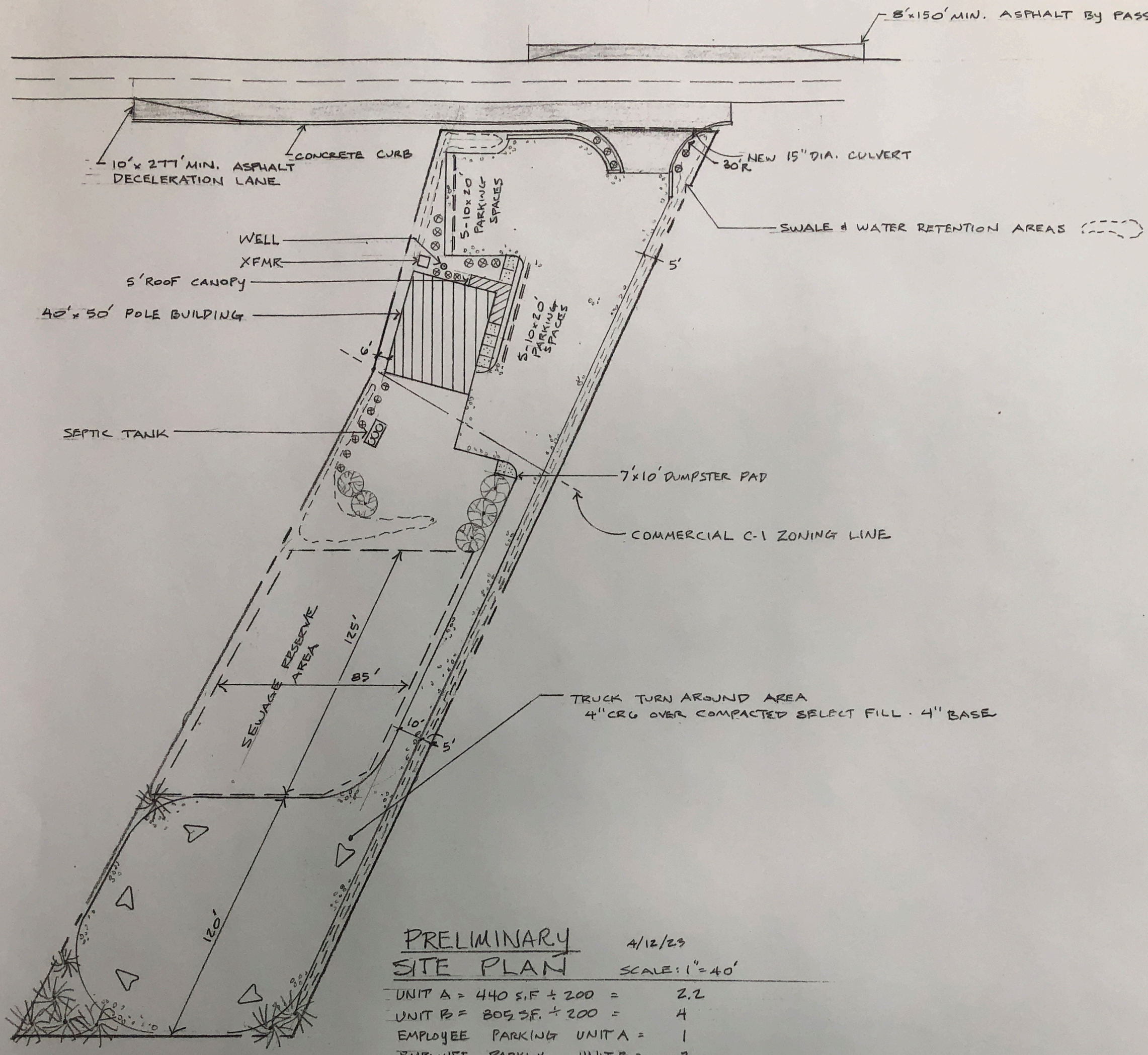
DAGSBORO HUNDRED * SUSSEX COUNTY

STATE OF DELAWARE

TAX MAP#: 233-5.00-132.00

JOHN B. ROACH Engineering LLC
22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-855-1505

Drawn By: JBR	Date: 10/11/2023
Scale: 1"=40'	Sheet 1/1



PRELIMINARY SITE PLAN

4/12/23

SCALE: 1" = 40'

UNIT A = 440 S.F ÷ 200	=	2.2
UNIT B = 805 S.F. ÷ 200	=	4
EMPLOYEE PARKING UNIT A	=	1
EMPLOYEE PARKING UNIT B	=	2
		9.2 REQ'D.

10 PARKING SPACES PROVIDED

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

NICOLE MAJESKI
SECRETARY

October 20, 2022

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 **Horacio and Amanda Paxtor** proposed land use application, which we received on October 11, 2022. This application is for an approximate 1.11- acre parcel (Tax Parcel: 233-5.00-132.00). The subject land is located on the south side of Handy Road (Sussex Road 337) approximately 530 feet west of the intersection with Dupont Boulevard (US Route 113). The subject land is currently zoned GR (General Residential), with a proposed zoning of C-2 to operate a 5,000 square foot building material and supply store.

Per the 2021 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Handy Road from Dickerson Road (Sussex Road 337A) to US Route 113, is 262 vehicles per day.

Based on our review, 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.

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.

DelDOT

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

SM:afm
cc: Horacio and Amanda Paxtor, Applicant
Ann Lepore, Sussex County Planning & Zoning
Sussex Reviewer, Sussex County Planning & Zoning
David Edgell, State Planning Coordinator, Cabinet Committee on State Planning Issues
Matt Schlitter, South District Public Works Engineer, Maintenance & Operations
James Argo, South District Project Reviewer, Maintenance & Operations
Todd Sammons, Assistant Director, Development Coordination
Kevin Hickman, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Reviewer, Development Coordination
Brian Yates, Subdivision Reviewer, Development Coordination
Thomas Gagnon, Subdivision Reviewer, Development Coordination
Joshua Johnson, Subdivision Reviewer, Development Coordination
Claudy Joinville, TIS Group Project Engineer, Development Coordination
Annamaria Furmato, TIS Group Project Engineer, Development Coordination

Site Evaluation Reference #: 569431

RECEIVED
04/26/2023
GROUNDWATER

Coastal Soil Consultants, Inc.
25092 Oak Road
Seaford, DE 19973
Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

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

Owner(s) Name:	Horacio & Amanda Paxtor	**Tax Map #:** 2-33-5-132
Address:	223W. State Street Millsboro, DE 19966	**Phone:** (302) 853-2335 **Email:** garyzlock@gmail.com
Replacement System Type:	Full depth low-pressure pipe **(FD-LPP)** on-site wastewater treatment and disposal system **(OWTDS)**. See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC. ***This property is located within the Inland Bays or Chesapeake Bay Watersheds; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.***	
Location of Drain Field:	In the vicinity of soil borings **(SB) #1 - #3** (hatched area on the plot plan).	
Depth to Limiting Zone:	**36"** to redox depletions & concentrations.	
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.	
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.	
Depth to Limiting Zone:	Same as above.	

PAID
$ 75.00 04/26/2023

Design Comments

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

Instructions to the Property Owner

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

Report prepared by: _____ Date of report: April 26, 2023
Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

For Official Use Only

Field checked: _____ Expiration Date: 5/15/2028
DNREC Reviewing Soil Scientist DNREC APPROVED Approval Date: 5/15/2023

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

THIS PARCEL IS LOCATED WITHIN THE INLAND BAYS OR CHESAPEAKE BAY WATERSHED. ADVANCED TREATMENT MTG. PSN3 REQUIRED.

If there are questions regarding this report contact the Class D licensee.

The Class D licensee is responsible for errors/omissions.

Refer to Sections 5.3.12.2.6 & 5.3.12.2.8 regarding low pressure pipe septic systems.

Coastal Soil Consultants, Inc.
25092 Oak Road
Seaford, DE 19973
Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name:	Horacio & Amanda Paxtor	**Tax Map #:**	**2-33-5-132**
Address:	223W. State Street Millsboro, DE 19966	**Phone:** **Email:**	(302) 853-2335 garyzlock@gmail.com
Property Location:	South side of Handy Road		
Acreage:	1.1103 acres±		
Date of Evaluation:	4/18/2023		
Central Water Available:	No		
Wooded:	No		
2007 SWMP:	None per DNREC Navigator		
FEMA V zone:	None per DNREC Navigator		
HUC 12:	020403030203		

Soil Profile #:	Limiting Zone Depth:	Limiting Zone Inferred From:	Subgroup Taxonomic Classification:	Free Water:
SB #1	36"	redox concentrations & depletions	Oxyaquic Hapludult	>60"
SB #2	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #3	38"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for a replacement OWTDS. Avoid the area of the existing OWTDS (location unknown). If it is encountered during construction of the new system, sand lining will be required. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of a residential lawn at the time of this evaluation. The evaluated soils in the vicinity of **SBs #1 - #3** (hatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for a FD-LPP OWTDS. ***This property is located within the Inland Bays or Chesapeake Bay Watershed; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.*** Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

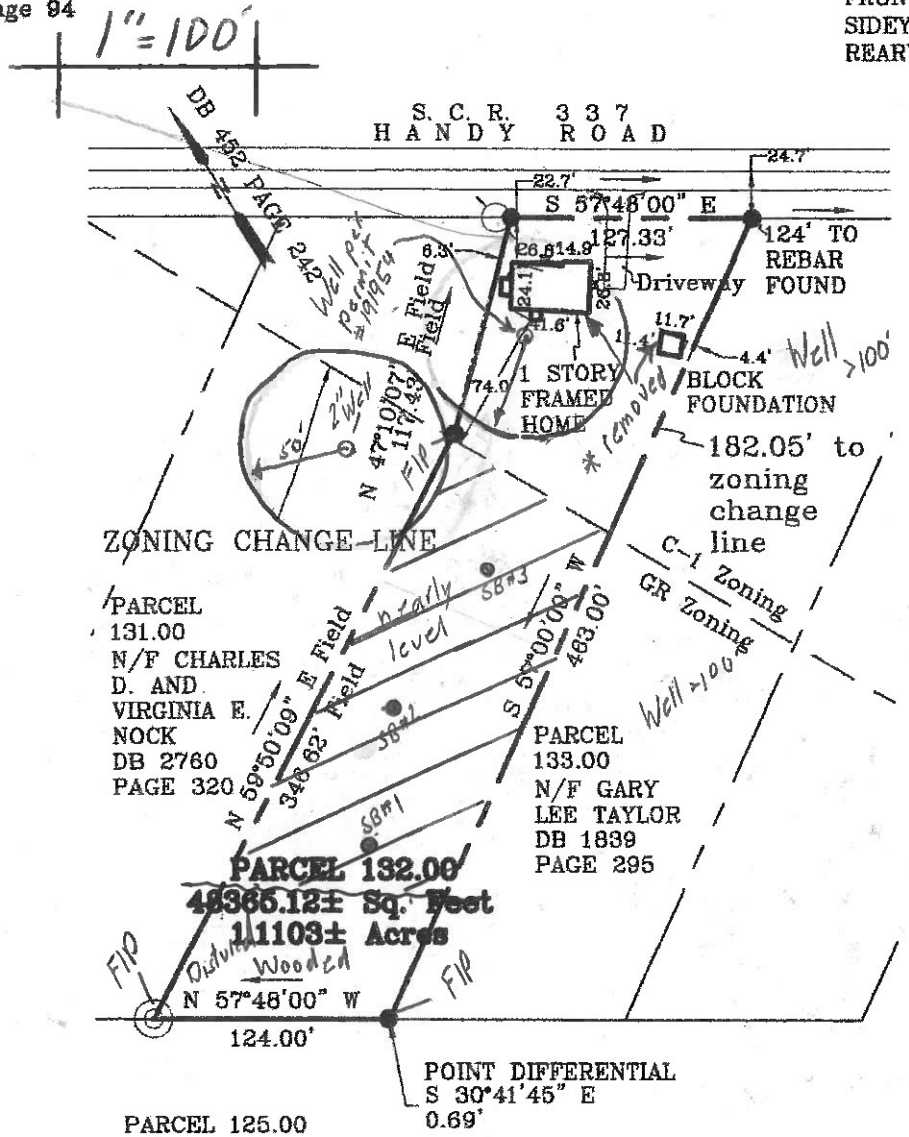
Report prepared by: _____ Date of report: April 26, 2023
Joseph C. Duke, Jr., CPSS **Class "D" License #: 4048**

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

ZONING LINE LOCATION DETERMINATION SURVEY PLAN
LANDS OF "HORACIO AND AMANDA PAXTOR"

ALSO KNOWN AS: "26614 HANDY ROAD, MILLSBORO, DE"
SITUATE IN: "DAGSBORO HUNDRED"
SUSSEX COUNTY * STATE OF DELAWARE
TAX MAP #: 233-5.00-132.00
DEED REFERENCE: DB 452, PG 242
Plot Book 48 Page 94

ZONING CLASSIFICATION: GR
YARD REQUIREMENTS:
FRONTYARD: 40'
SIDEYARD: 10'
REARYARD: 10'
ZONING CLASSIFICATION: C-1
YARD REQUIREMENTS:
FRONTYARD: 40'
SIDEYARD: 10'
REARYARD: 10'



LEGEND

- Property Line
- ◎ Rebar and Cap Set
- • Iron Pipe
- Power Pole

JOHN B ROACH, JR LICENSE No. 12178 DELAWARE PROFESSIONAL ENGINEER

NOTES

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. AREA CALCULATIONS WERE MADE USING FIELD MEASUREMENTS

JOHN B. ROACH Engineering LLC
22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-856-1565

DRAWN BY: JBR
DATE: 07-02-2022

Coastal Soil Consultants, Inc.

25092 Oak Road
Seaford, DE 19973

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

Soil Profile Note Page

Property Owner: Paxton Date: 4/18 /2023

Property Location: S/ Handy Rd Lot #: —

Soil Boring#: 1 Slope: 0-1 % Relief: nearly level

Estimated Permeability: 40 MPI Limiting Zone: 36" to redox dep/k com

Taxonomic Classification: Oxyaquic Hapludult Free Water: >60"

GPS: N 38° 33 ' 58.27 " W 75° 16 ' 54.71 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A	0 - 8	10YR 4/3	—	—	ls	2mgr	vfr
E	8 - 24	10 YR 4/4	—	—	ls	2mgr	vfr
EB	24 - 36	10YR 4/4 5/2	—	—	ls, sl	1-2mrsbk	fr
Bt	36 - 42	10YR 4/4	10YR 6/2	com	sl	2mrsbk	fr
Cg	42 - 60	10YR 6/2	10YR 6/8 5/2	com	ls	m	fr
	-						

Described By:

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level

Estimated Permeability: 50 MPI Limiting Zone: 36" to redox dep/com

Taxonomic Classification: Oxyaquic Paleudult Free Water: >60"

GPS: N 38° 33 ' 58.65 " W 75° 16 ' 54.30 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A	0 - 8	10YR 4/3	—	—	ls	2mgr	fr
E	8 - 24	10 YR 6/4	—	—	ls	2mgr	fr
EB	24 - 36	10YR 6/4 5/2	—	—	ls, sl	1msbk	fr
C1	36 - 50	2.5Y 5/2	10YR 4/4	com	ls	m	vfr
C2	50 - 60	10YR 5/2	10YR 7/8 4/6	com	sd	m	fr
	-						

Described By:

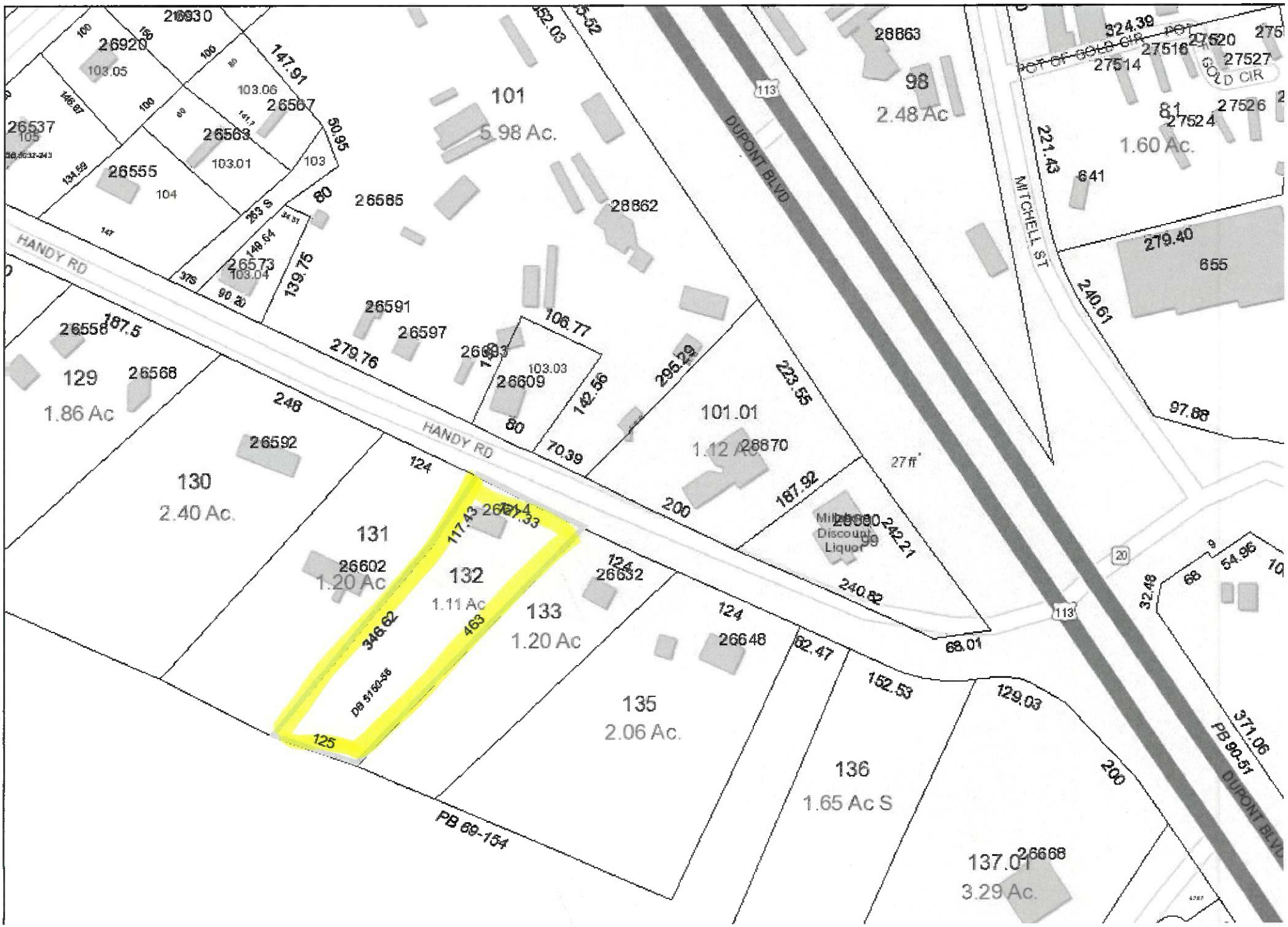
JCD

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

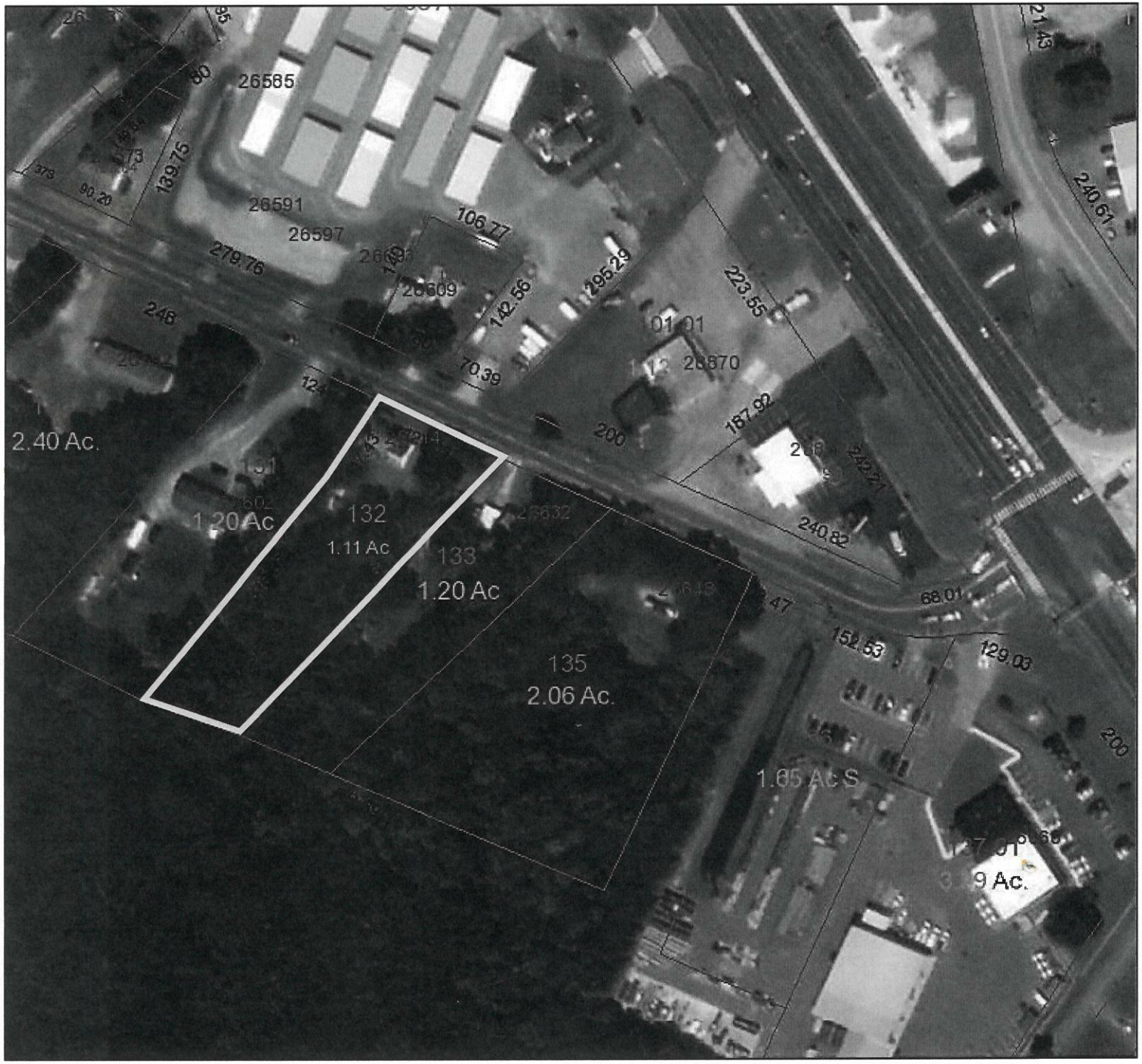
SB# 3, 38" to redox dry/s/mc, 50 mpi, Oxyaquic Paleudult FW= >60"

GPS: N 38° 33 ' 59.07 " W 75° 16 ' 53.68 "

Sussex County



Sussex County



PIN:	233-5.00-132.00
Owner Name	PAXTOR HORACIO
Book	5150
Mailing Address	223 W STATE ST
City	MILLSBORO
State	DE
Description	SW SIDE OF HANDY RD (
Description 2	OF DUPONT BLVD (RT 11
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

☐ Tax Parcels

911 Address

☐ County Boundaries

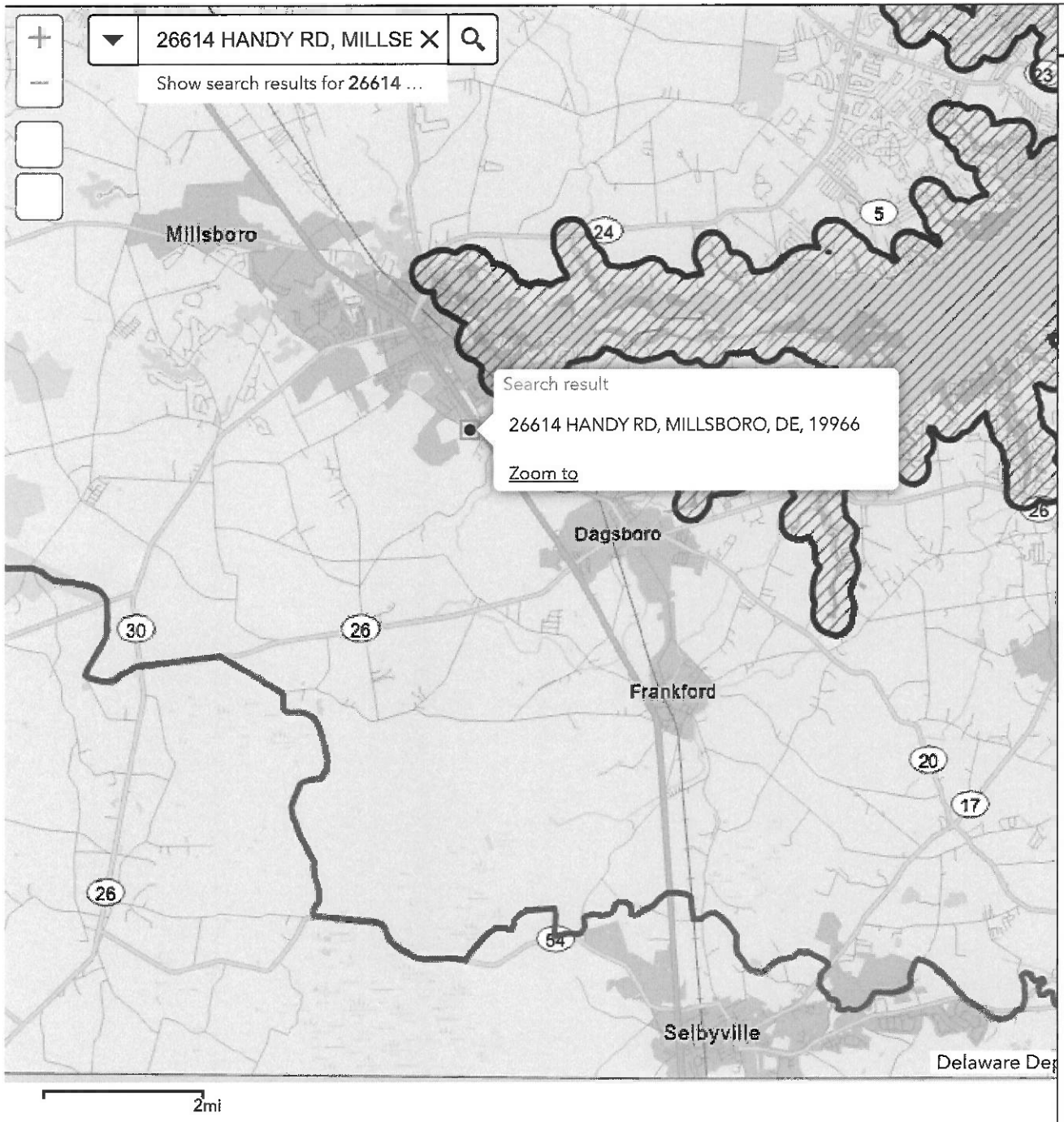
1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

April 7, 2023

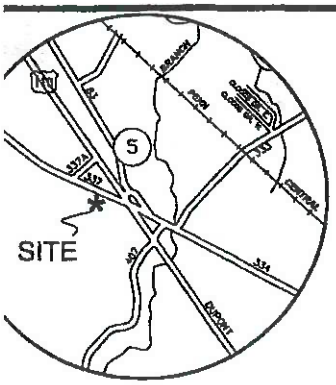
Inland Bays Pollution Control Strategies PSN3



About

With Pollution Control Strategies in place for the Chesapeake and Inland Bays watersheds, as well as the adoption of the 2014 amendments to the *Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems,* there are still many people in the general public unaware of the extent of these watersheds. More specifically in regards to on-site septic systems, homeowners need to be aware of whether or not their property falls within these watershed boundaries. Being unaware of which watershed they are located in has the potential to be a costly oversight and should not be left up to chance. The web-sites provided here will direct homeowners and the general public to a tool to help identify their watershed. The web-site also allows the user to produce and print a map of their property's location within their watershed.

19954



POTENTIAL DISPOSAL AREA

(WOODED-VACANT)
9/02

IPF

124.00' ±

N

0%-1% SLOPE

0%-1% SLOPE

335.00'

S57°00'00"W

SB 1

SB 2

SB 3

460.32'

N57°00'00"E

0%-1% SLOPE

PROPOSED DWELLING LOCATION

0%-1% SLOPE

(WOODED-VACANT)
9/02

IPF

TRAILER

117.00'

S47°01'07"W

100' RAD.

VISIBLE WELL

(DWELLING)

IPF

S57°55'55"E 102.00'

COUNTY ROAD 337

112' TO WELL PER OWNER

137' TO VISIBLE WELL

(DWELLING)

(DWELLING)

TM # 2-33-5.00, PARCEL 131.00
DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE

ATLANTIC RESOURCE MANAGEMENT, INC.

Post Office Box 869
Ocean View, DE 19970

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

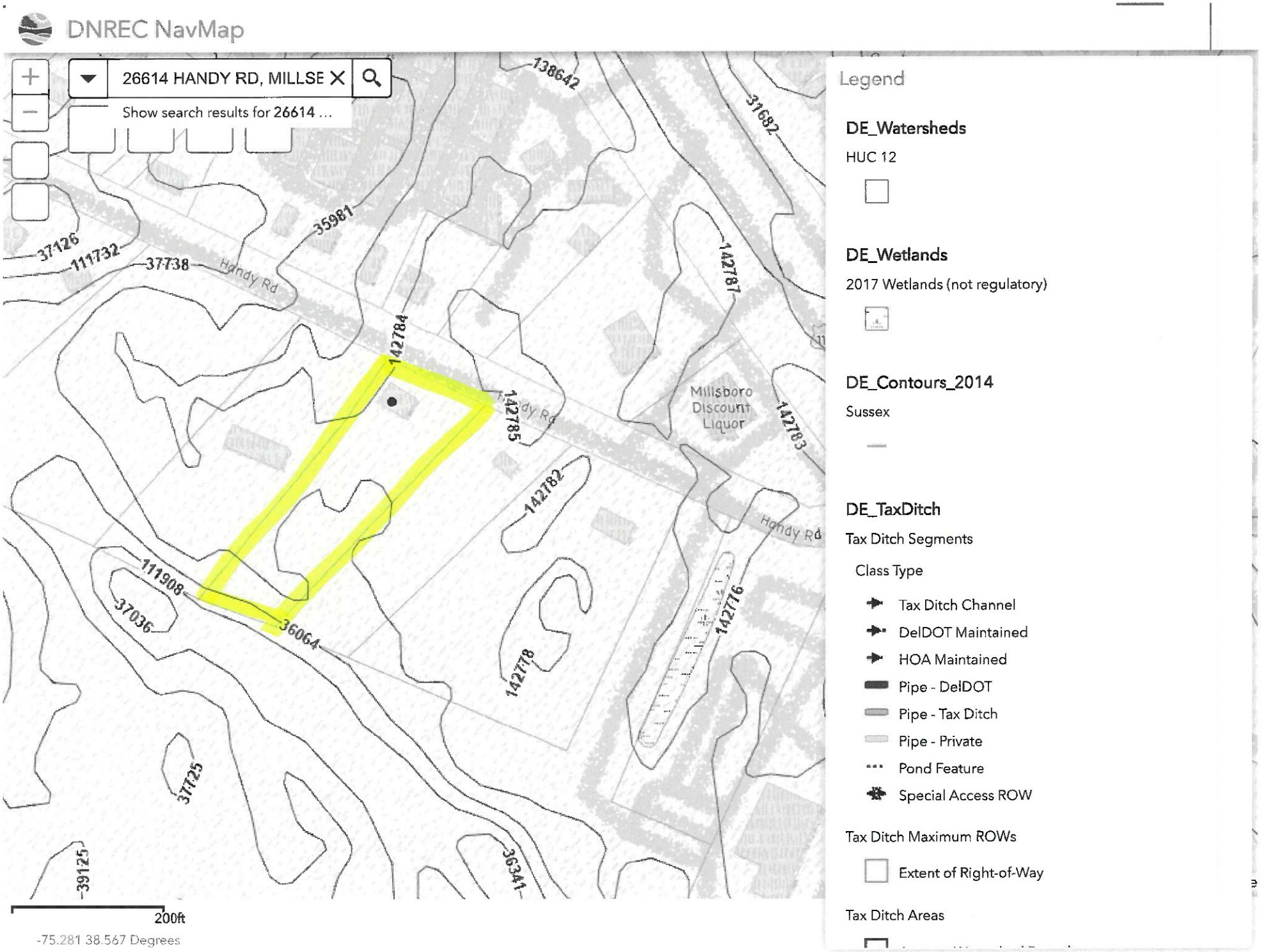
DE@atlanticresource.net

60 0 30 60

1 inch = 60 ft.

PROJECT: JAMES & MARIE HANDY

LOT SIZE: 1.20 ACRES +/-
REF: SURVEY-D. MCCANN, 3/27/92
DRAWN BY: A.R. DAVIDSON
CHECKED BY: L. WOOD/L. ERICKSON
JOB #: 642-DS02-SE
TAX MAP: 2-33-5.00, PARCEL 131.00


DNREC NavMap
26614 HANDY RD, MILLSE
Show search results for 26614 ...
138642
31682
35981
37126
111732
37738
Handy Rd
142784
142787
142785
Handy Rd
Millsboro Discount Liquor
142783
142782
Handy Rd
111908
37036
36064
142778
142776
37125
39125
36341
200ft
-75.281 38.567 Degrees
Legend
DE_Watersheds
HUC 12
DE_Wetlands
2017 Wetlands (not regulatory)
DE_Contours_2014
Sussex
DE_TaxDitch
Tax Ditch Segments
Class Type
Tax Ditch Channel
DelDOT Maintained
HOA Maintained
Pipe - DelDOT
Pipe - Tax Ditch
Pipe - Private
Pond Feature
Special Access ROW
Tax Ditch Maximum ROWs
Extent of Right-of-Way
Tax Ditch Areas

PARID: 233-5.00-132.00
PAXTOR HORACIO

ROLL: RP
26614 HANDY RD

Property Information

Property Location:	26614 HANDY RD
Unit:	
City:	MILLSBORO
State:	DE
Zip:	19966
Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	233 – DAGSBORO
School District:	1 - INDIAN RIVER
Fire District:	73-Dagsboro
Deeded Acres:	1.1100
Frontage:	127
Depth:	463.000
Irr Lot:	I
Plot Book Page:	396 3/PB
100% Land Value:	$2,200
100% Improvement Value	$5,400
100% Total Value	$7,600

Legal

Legal Description	SW SIDE OF HANDY RD (RD 337) & APPROX 560' NW OF DUPONT BLVD (RT 113)

Owners

Owner	Co-owner	Address	City	State	Zip
PAXTOR HORACIO	AMANDA PAXTOR	223 W STATE ST	MILLSBORO	DE	19966

PUBLIC PRE CHECK Results for State Parcel(s): 233-5.00-132.00

DE FIRM: Issues Found

Soils - Sussex County: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Underground Storage Tanks: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - New Castle County: No Issues Found

SIRB Project Areas: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Soils - Kent County: No Issues Found

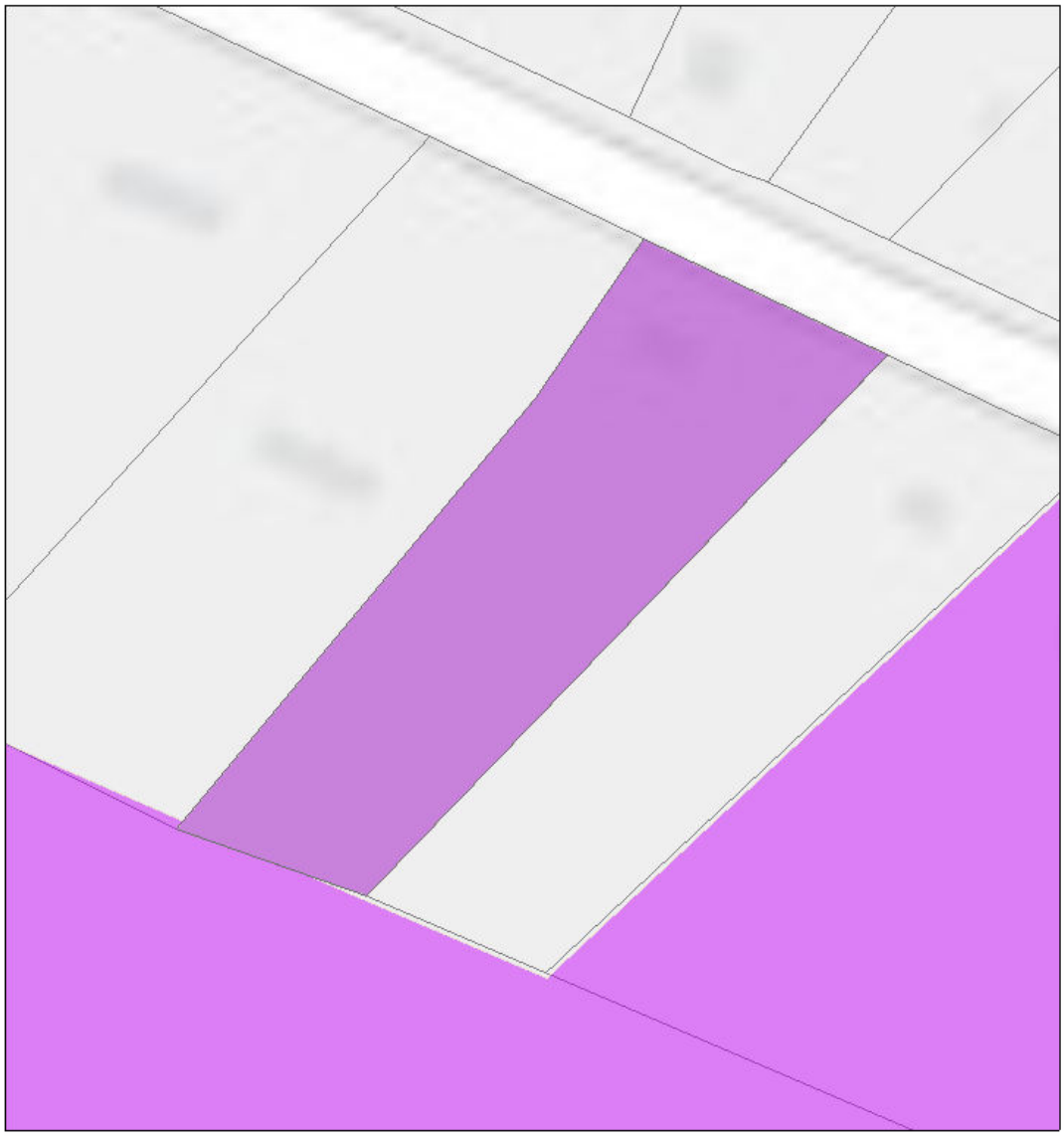
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 44,420.18 ft²

Jan 4 2024 9:40:10 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	44,604.55	N/A
DE_StateParcels - State Parcels	1	44,420.18	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	44,420.20	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	44,420.20	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2024-01-06	44,420.18
2	2014-05-02	184.37

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	233-5.00-132.00	1.02	44,420.18

Soils Sussex County

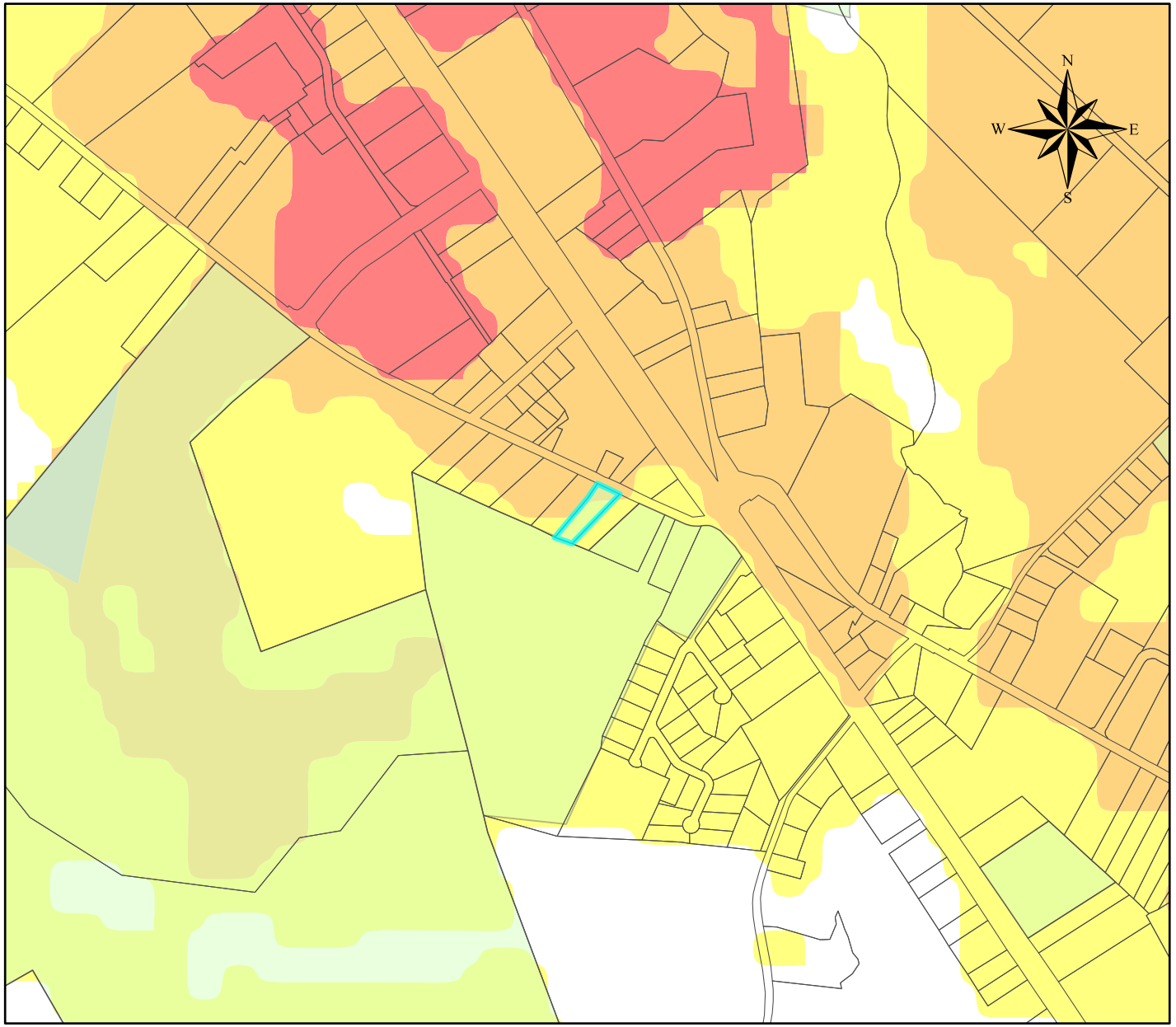
#	SOILNAME	Area(ft²)
1	Hurlock loamy sand, 0 to 2 percent slopes	32,178.56
2	Pepperbox-Rosedale complex, 2 to 5 percent slopes	11,717.34
3	Pepperbox-Rosedale complex, 0 to 2 percent slopes	524.30

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	44,420.20

Preliminary Land Use Service (PLUS)

2024-01-06 Tri State Mobile Home Supply



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play



Preliminary Land Use Service (PLUS)

2024-01-06 Tri State Mobile Home Supply



Legend

PLUS Project Areas

