

RECEIVED

11/30/2020

GROUNDWATER



564166

25092 Oak Road
Seaford, DE 19973Phone & 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:	Trivits Farms LLC	Tax Map #:	2-31-15-9
Address:	12319 County Seat Hwy. Laurel, DE 19956	Phone:	(302) 519-4743
		Email:	mtrivits@gmail.com
Initial System Type:	Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).		
Depth to Limiting Zone:	30" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

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

Instructions to the Property Owner

1. Contact a Class 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: J.C. Duke, Jr.
Joseph C. Duke, Jr., CPSSDate of report: November 27, 2020
Class "D" License #: 4048For Official Use OnlyField checked: _____
DNREC Reviewing Soil Scientist **DNREC APPROVED**Expiration Date: 12/1/25
Approval Date: 12/1/20

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

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



25092 Oak Road
Seaford, DE 19973

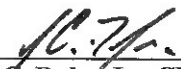
Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION REPORT PAGE

Owner(s) Name:	Trivits Farms LLC	Tax Map #:	2-31-15-9	
Address:	12319 County Seat Hwy. Laurel, DE 19956	Phone:	(302) 519-4743	
		Email:	mtrivits@gmail.com	
Property Location:	SW side of Raccoon Ditch Road			
Acreage:	35.51 acres±			
Date of Evaluation:	11/11/2020			
Central Water Available:	No			
Wooded:	Yes			
2007 SWMP:	None per DNREC Navigator			
FEMA V zone:	None per DNREC Navigator			
HUC 12:	20801090301			
Soil Profile #:	Limiting Zone Depth:	Limiting Zone Inferred From:	Subgroup Taxonomic Classification:	Free Water:
SB #1	30"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #2	30"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #3	30"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

Summary of Evaluation: This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of a wooded agricultural/residential lot 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 an LPP OWTDS. Soil borings were located in reference to the structures that are depicted on the survey by Pennoni Assoc. of Milton, DE.

Report prepared by:


Joseph C. Duke, Jr., CPSS

Date of report: November 27, 2020

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.

ZONE: AR

PROP. 30' x 80'
WASTE STORAGE
SHEET PILE

ZONE: AR

SCR #522A (501B/W)

BACKGROUND INFORMATION

EX: MOODLINE

**PROP. 15"
WIDE DRIVE**

INDS N/F OF
THEW TRIVITS
TS FARMS, LLC
231-15.00-9.00
37, PG 131
ZONE:AR

PROP.
HOME SITE
6,300± S.F.

RD AREA 70.00

90.00'

*
Nowells
within
100.

08-11-20

PROP.
F.F.E. 46.00

TPOND-BOTTOM
_EV. 34.00

EBAY BOTTOM
EV. 39.00

PRO

LEGEND

EXISTING



BUILDING

GRAVEL

PROPERTY LINE

RIGHT-OF-WAY

BUILDING RESTRICTION LINE
(B.R.L.)

EASEMENT

EDGE OF PAVEMENT

CONTOUR

LANDSCAPING, TREELINE

WATER MAIN / METER / VALVE

FIRE HYDRANT / SIAMESE CON.

STORM DRAIN PIPE

GRASS SWALE

GROUND ELEVATION

IRON PIN FOUND

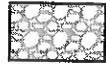
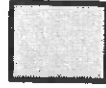
IRON ROD FOUND

BOUNDARY POINT

STONE FOUND

CONCRETE MONUMENT

PROP.



X 62.62

● IPF

● IRF

⬠ BND

● STNF

▣ MON

Pennoni

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

C POULTRY FARM

0-9.00

J, DE 19947

AINAGE PLAN

SUSSEX COUNTY
DELAWARE

Layers

Search



Basemaps

Select Area

Print

Help

Hide search results »

Search results

Clear Selected

Selected Features:

Parcels (1)

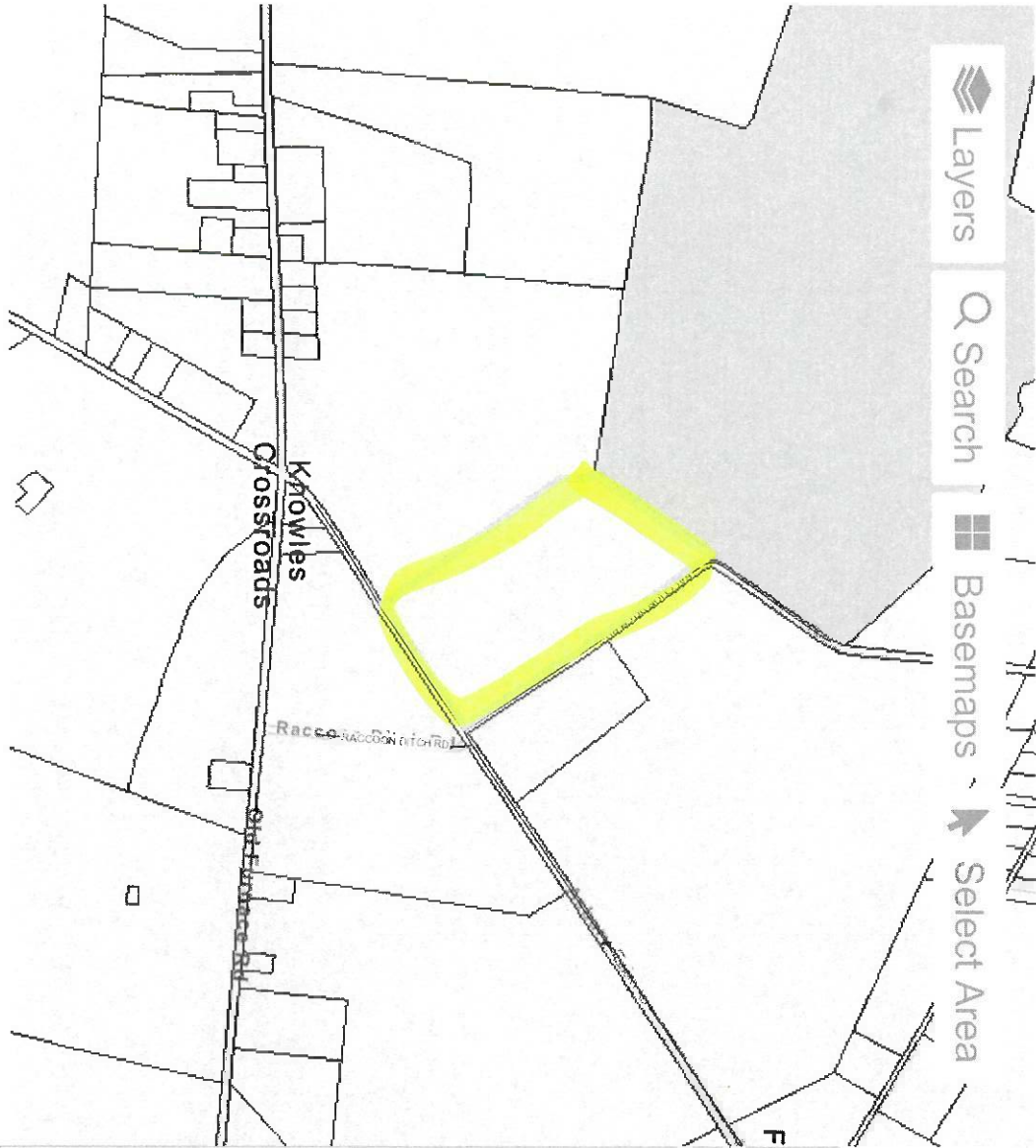


1) 231-15.00-9.00

Zoom

Book	4441
Page	154
Owner Name	TRIVITS FARMS LLC
Second Owner Name	
Mailing Address	12319 COUNTY SEAT HWY
City	LAUREL
State	DE

Selected Features (1)



Layers

Search

Basemaps

Select Area



Search results Hide search results » Clear Selected

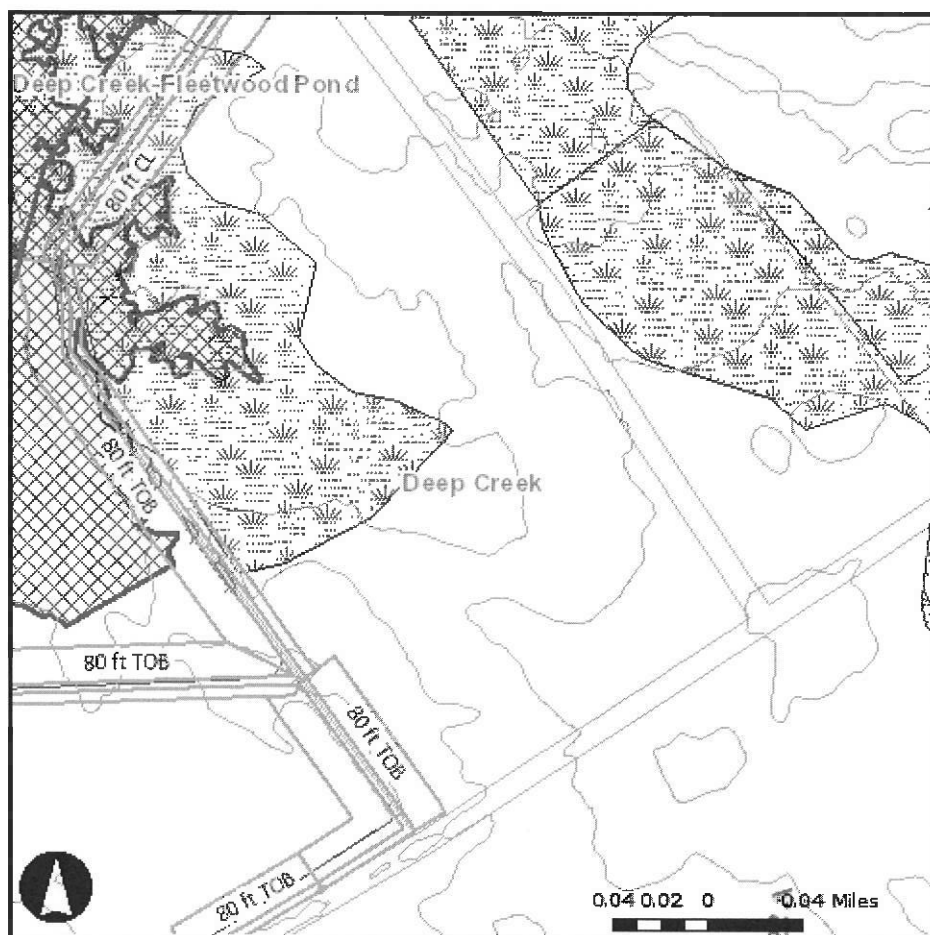
Selected Features: Parcels (1) ▼

1) 231-15.00-9.00 Zoom

Book	4441
Page	154
Owner Name	TRIVITS FARMS LLC
Second Owner Name	
Mailing Address	12319 COUNTY SEAT HWY
City	LAUREL
State	DE

Selected Features (1)

Map



Watersheds



Elevation Sussex



INDEX

INDEX-DEPRESSION

INTER

INTER-DEPRESSION

Tax Ditch Maximum ROWs

Extent of Right-of-Way

FEMA Flood Maps

X 500

A

AE

AO

VE

State Wetlands 2007

Agriculture

Estuarine Non-Vegetated

Estuarine Vegetated

Lacustrine

Marine Non-vegetated

Palustrine Emergent

Palustrine Forested

Palustrine Forested Deciduous

Palustrine Forested Evergreen

Palustrine Open Water/ Flats

Palustrine Open Water/Flats

State Wetlands 2007 (continued)

Palustrine Scrub/Shrub

Palustrine Scrub/shrub

Palustrine Tidal Emergent

Palustrine Tidal Forested

Palustrine Tidal Forested

Palustrine Tidal Scrub/Shrub

Riverine Non-vegetated

Riverine Vegetated

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25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989

Email: jayduke@comcast.net

Soil Profile Note Page

Property Owner: Trivits Farms Date: 11/11 /2020
Property Location: SW/ Raccoon Ditch Rd Lot #:

Soil Boring#: 1 Slope: 0.7 % Relief: nearly level (wooded)
Estimated Permeability: 50 MPI Limiting Zone: 30" to redox duplicate
Taxonomic Classification: Oxyaquic Paleudult Free Water: >60 "
GPS: N 38° 39 ' 34.31 " W 75° 27 ' 00.01 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A	0 - 6	10YR 4/3	—	—	sl	2mg	f
E1	6 - 30	10YR 4/4	—	—	sl	1msbl	f
E2	30 - 50	10YR 4/4	10YR 5/2 10YR 4/2	CIP CIP	sl	1msbl	f
Bt	50 - 60	10YR 4/2	10YR 5/2 4/6 10YR 4/4	CCO CCO	sd	2msbl	f
	-						
	-						

Described By:

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level (wooded)
Estimated Permeability: 50 MPI Limiting Zone: 30" to redox dupl
Taxonomic Classification: Oxyaquic Paleudult Free Water: >60 "
GPS: N 38° 39 ' 33.58 " W 75° 27 ' 00.64 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A	0 - 6	10YR 4/2	—	—	sl	2mg	f
E	6 - 20	2.5Y 4/4	—	—	sl	1msbl	f
Bt1	20 - 30	10YR 7/6	—	—	sl	2msbl	f
Bt2	30 - 50	10YR 7/6	10YR 4/2	CIP	sl	2msbl	f
Bt3	50 - 60	10YR 4/2	7.5YR 7/6	CIP	sd, sl	2msbl	f
	-						

Described By:

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

SB# 3 , 30" to redox duplicate , 50 mpi, Oxyaquic Paleudult FW= >60 "
GPS: N 38° 39 ' 33.53 " W 75° 27 ' 00.17 "

PARID: 231-15.00-9.00
TRIVITS FARMS LLC

ROLL: RP
24018 RACCOON DITCH RD

Property Information

Property Location:	24018 RACCOON DITCH RD
Unit:	
City:	GEORGETOWN
State:	DE
Zip:	19947
Class:	AGR-Agriculture
Use Code (LUC):	FG0-AG IN FAA A-I
Town	00-None
Tax District:	231 – NANTICOKE
School District:	1 - INDIAN RIVER
Council District:	2-Wilson
Fire District:	77-Georgetown
Deeded Acres:	35.5100
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	206 70/PB
100% Land Value:	\$0
100% Improvement Value	\$370,800
100% Total Value	\$370,800

Legal

Legal Description	NW/INTER RD 446 RD 522A FX
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Owners

Owner	Co-owner	Address	City	State	Zip
TRIVITS FARMS LLC		12319 COUNTY SEAT HWY	LAUREL	DE	19956