

VICINITY MAP 1"=500"

ENGINEER:

PLITKO, LLC

533-5.00-7.00

+14 07 ac

±6.06 AC.

RESIDENTIAL

±0.75 AC.

±2.03 AC.

+1 70 AC

±3.52 AC.

53 ATLANTIC AVE., STE 3

OCEAN VIEW, DE 19970

RESIDENTIAL, UNDEVELOPED

PH: 1-302-537-1919 RPLITKO@PLITKO.COM

50 MPH (UNPOSTED)

SHEET INDEX: C101 - MINOR SUBDIVISION PLAN C102 - ACCESS EASEMENT

PLAN DATA:

ARNULFO CORREA FERNANDEZ 35882 ZION CHURCH ROAD FRANKFORD, DE 19945 PH: 1-302-519-9857 mayalangre@verizon.net

TAX MAP NO · **CURRENT ZONING:** PRESENT LAND USE SITE AREA: NON-TIDAL WETLANDS AREA: **EXISTING WOODED AREA: EXISTING SPEED LIMIT:**

PROPOSED LAND USE: PROPOSED LOT 1: PROPOSED LOT 2: PROPOSED LOT 3: RESIDUAL LANDS:

BUILDING RESTRICTION LINE (B.S.L.): FRONT = 30'

MAXIMUM BUILDING HEIGHT: 42 FT

PRIVATE INDIVIDUAL SEPTIC PRIVATE WELLS

PLAN NOTES

1.BOUNDARY SURVEY SOURCE: DOUGLAS J. ANNAND, PLS FROM A DRAWING TITLED "BOUNDARY SURVEY PLAN PREPARED FOR ARNULFO CORREA-FERNANDEZ" DATED 7/31/19. HORIZONTAL DATUM: NAD '83. 2. THERE ARE FEDERAL 404 LANDS ON SITE AS SHOWN. THERE ARE NO STATE

TIDAL WETLANDS ON SITE 3. SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA FLOOD MAP 10005C0489K DATED MARCH 16, 2015. 4.ALL PROPOSED LOTS TO BE SERVED BY INDIVIDUAL SEPTIC AND PRIVATE

5. SITE IS NOT WITHIN AN EXCELLENT GROUNDWATER RECHARGE AREA. 6. SITE IS NOT WITHIN A WELLHEAD PROTECTION AREA. 7.OTHER THAN SHOWN. THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR

LOTS 2, 3, AND RESIDUAL LANDS SHALL HAVE ACCESS FROM SCR 092 VIA THE INGRESS/EGRESS EASEMENT AS SHOWN. LOT 1 SHALL HAVE A SINGLE ACCESS FROM SCR 092, IN WHICH THE ENTRANCE SHALL BE ALONG THE EASTERN PROPERTY LINE.

2. RESIDUAL LANDS TO BE PROVIDED UTILITIES THROUGH 20' UTILITY

SITE IS GREATER THAN 1 MILE FROM NEAREST TID. (ROXANA) 4. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCEL CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET

WITH THE PROPOSED MINOR SUBDIVISION, DELDOT WILL REQUIRE A COPY OF THE RECORDED RECORD PLAN SHOWING ALL APPROPRIATE SIGNATURES, SEALS, PLAT BOOK AND THE PAGE NUMBER, PRIOR TO 6. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT

COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL. 7. THE OWNER WILL HAVE TO SUBMIT THIS INFORMATION TO SOUTH ENTRANCE PERMIT.

8. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCES OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT DISTANCE 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.

THE ACCESS EASEMENT SHOWN ON THE SUBDIVISION PLAN IS DEDICATED FOR THE USE OF THE PROPERTY OWNERS OWNING A LOT AS SHOWN ON THIS MINOR SUBDIVISION PLAN. EACH SUCH PROPERTY OWNER, BY THE ACCEPTANCE OF A CONVEYANCE OF A LOT OR LOTS IN THE MINOR SUBDIVISION SHALL ASSUME RESPONSIBILITY OF MAINTAINING, REPAIRING AND REPLACING ALL STREETS AND ROADS IN THE MINOR SUBDIVISION. THE RESPONSIBILITY SHALL BE SHARED EQUALLY BY EVERY LOT OWNER HAVING ACCESS OFF OF SUCH ROAD AND SHALL BE BINDING ON ALL PROPERTY OWNERS, THEIR HEIRS AND

AGRICULTURAL NOTE

THIS SUBDIVISION SHALL COMPLY WITH THE REQUIREMENTS OF SUBSECTION 99-6, ITEM G NUMBER (1)-AGRICULTURAL PROTECTION STATEMENT. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES 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 THE ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

REVISIONS

3/19/25-DelDOT Comments 4/89/25-DNREC Comments

engineer - Survey - Hydrographic

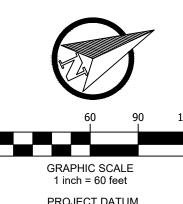
53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 Phone (302)-537-1919

 Market

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PROJECT DATUM HORIZONTAL: DE NAD 1983 VERTICAL: NAVD 1988

REVIEW: RP

C101

