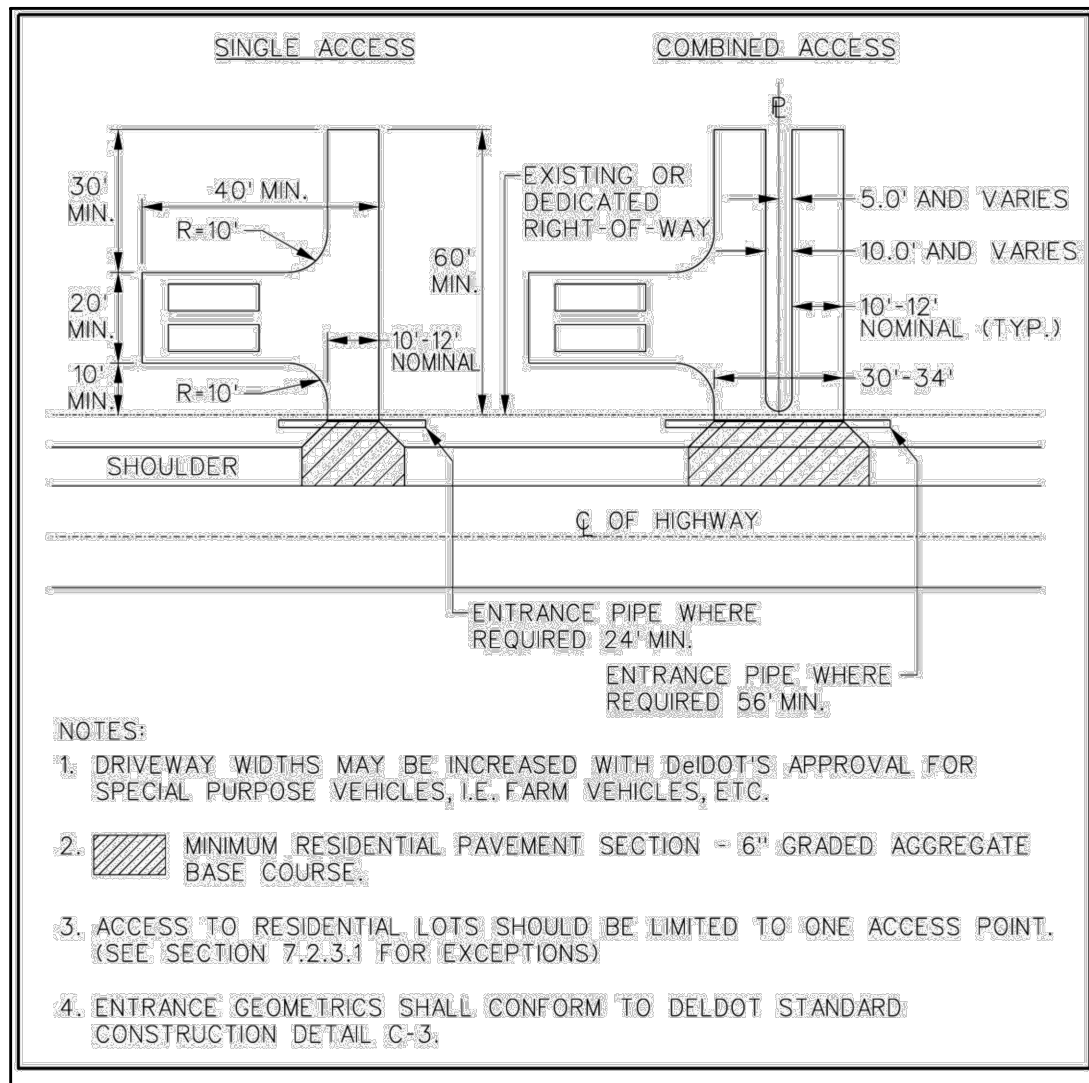


DELDOT NOTES

- 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.
- LOT 5, LOT 6, LOT 7, AND LOT 8 SHALL ACCESS TO SCR526 VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
- ALL ENTRANCES SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VIRTUAL 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.

FIRE MARSHAL NOTES

- BUILDING CONSTRUCTION: NFPA TYPE V (000)
- MAXIMUM BUILDING HEIGHT = 42 FEET
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.



I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

WHITNEY POGWIST (INDIVIDUALLY) _____ DATE _____

DEBORAH PETTYJOHN (INDIVIDUALLY) _____ DATE _____

DEBORA A. SIBERT (INDIVIDUALLY) _____ DATE _____

PAIGE K. HASTINGS (INDIVIDUALLY) _____ DATE _____

DEBORA A. SIBERT (CO-TRUSTEE) _____ DATE _____

THOMAS E. PETTYJOHN (CO-TRUSTEE) _____ DATE _____

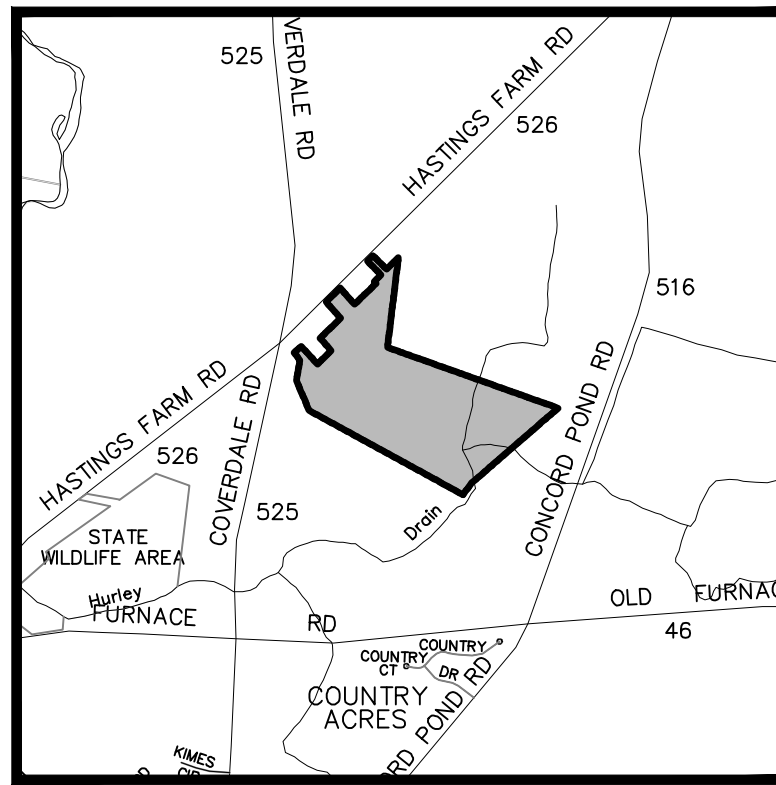
I, THE UNDERSIGNED, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

STEVEN W. FULLER, PLS 823

DATE _____

LEGEND

- EXISTING PROPERTY LINE ---
- PROPOSED PROPERTY LINE ---
- ADJOINING PROPERTY LINE ---
- PROPOSED EASEMENT ---
- IRON PIPE FOUND IPF ●
- IRON ROD FOUND IRF ●
- IRON ROD & CAP FOUND IRCF ●
- CONCRETE MONUMENT FOUND CMF □
- IRON ROD & CAP SET ●
- EDGE OF PAVEMENT ---
- UTILITY POLE ○



SITE DATA:

- INDIVIDUAL OWNERS:**
WHITNEY POGWIST
DEBORAH PETTYJOHN
DEBORA A. SIBERT
PAIGE K. HASTINGS
- JANICE E. HITCHENS TRUSTEE OWNERS:**
THOMAS E. PETTYJOHN (CO-TRUSTEE)
DEBORA A. SIBERT (CO-TRUSTEE)
- 1 HIDDEN HILLS COURT
SEAFORD, DE 19973
- GROSS ACREAGE: 61.8914 ACRES±
- ZONING: GR
- PRESENT USE: VACANT TIMBERED LANDS
- PROPOSED USE:
RESIDUAL: WOODED LANDS
LOTS 5-8: RESIDENTIAL
- POSTED SPEED LIMIT ON FRONTAGE:
50 MPH
- SEWER PROVIDER: PRIVATE INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (SEWERAGE IS SUBJECT TO THE APPROVAL FROM DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL)
- WATER PROVIDER: PRIVATE INDIVIDUAL ON-SITE WELLS
- TAX PARCEL NUMBER: 231-9-00-37-00
- TOTAL NUMBER OF LOTS
EXISTING: 1
PROPOSED: 5
- PROXIMITY TO IDENTIFIED TRANSPORTATION DISTRICT: N/A
- BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 10005C0280L, PANEL 280 OF 660, WITH AN EFFECTIVE DATE OF JUNE 20, 2018, THIS SITE IS LOCATED WITHIN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE AE ELEVATION 32 & 33, (BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X(SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAYS OR EASEMENT.
- SUBURBAN CLASS SURVEY
- SETBACKS:
LOT 5
FRONT: 40'
SIDE: 10'
REAR: 10'
- LOTS 6-8
FRONT: 30'
SIDE: 10'
REAR: 10'
- LOTS 5, 6, 7, AND 8 DO NOT CONTAIN ANY WETLANDS, BASED UPON DNRCS ENVIRONMENTAL NAVIGATOR.
- LOTS 5, 6, 7, 8 AND THE RESIDUAL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT.

REVISIONS

NO.	DATE	DESCRIPTION

MINOR SUBDIVISION PLAN

HASTINGS FARM

NANTICOKE HUNDRED
SUSSEX COUNTY, DELAWARE

Sheet No.: 1

File Name: SUBD

Date: 11-15-24 Job Number: 24106 Scale: 1"=100' Drawn By: HHB Designed By: HHB Approved By: MCB