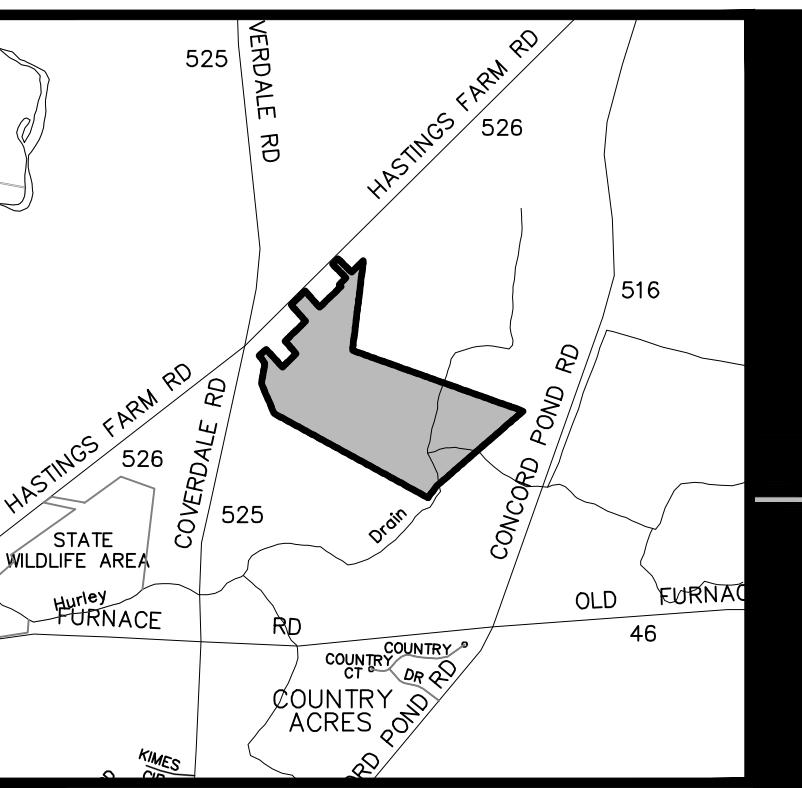


## LEGEND

- |                         |                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------|
| EXISTING PROPERTY LINE  | — — — — —                                                                           |
| PROPOSED PROPERTY LINE  | — — — — —                                                                           |
| ADJOINING PROPERTY LINE | — — — — —                                                                           |
| PROPOSED EASEMENT       | — — — — —                                                                           |
| IRON PIPE FOUND         | <i>IPF</i> ◎                                                                        |
| IRON ROD FOUND          | <i>IRF</i> ◎                                                                        |
| IRON ROD & CAP FOUND    | <i>IRCF</i> ◎                                                                       |
| CONCRETE MONUMENT FOUND | <i>CMF</i> □                                                                        |
| IRON ROD & CAP SET      | ●                                                                                   |
| EDGE OF PAVEMENT        | — — — — —                                                                           |
| UTILITY POLE            |  |



## VICINITY MAP

---

SCALE: 1" = 2,000'

- 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 DNREC'S ENVIRONMENTAL NAVIGATOR.

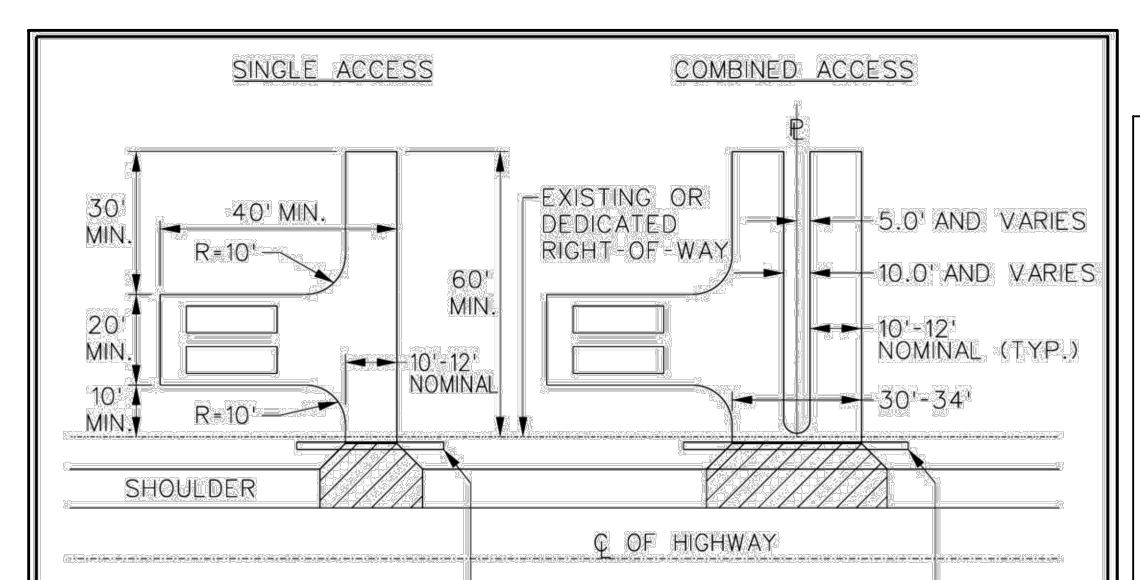
LOTS 5, 6, 7, 8 AND THE RESIDUAL SHALL BE RESPONSIBLE FOR THE  
MAINTENANCE OF THE ACCESS FASFMNT.

## DELDOT NOTES

1. 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.
  2. LOT 5, LOT 6, LOT 7, AND LOT 8 SHALL ACCESS TO SCR526 VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
  3. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
  4. 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.

## FIRF 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.



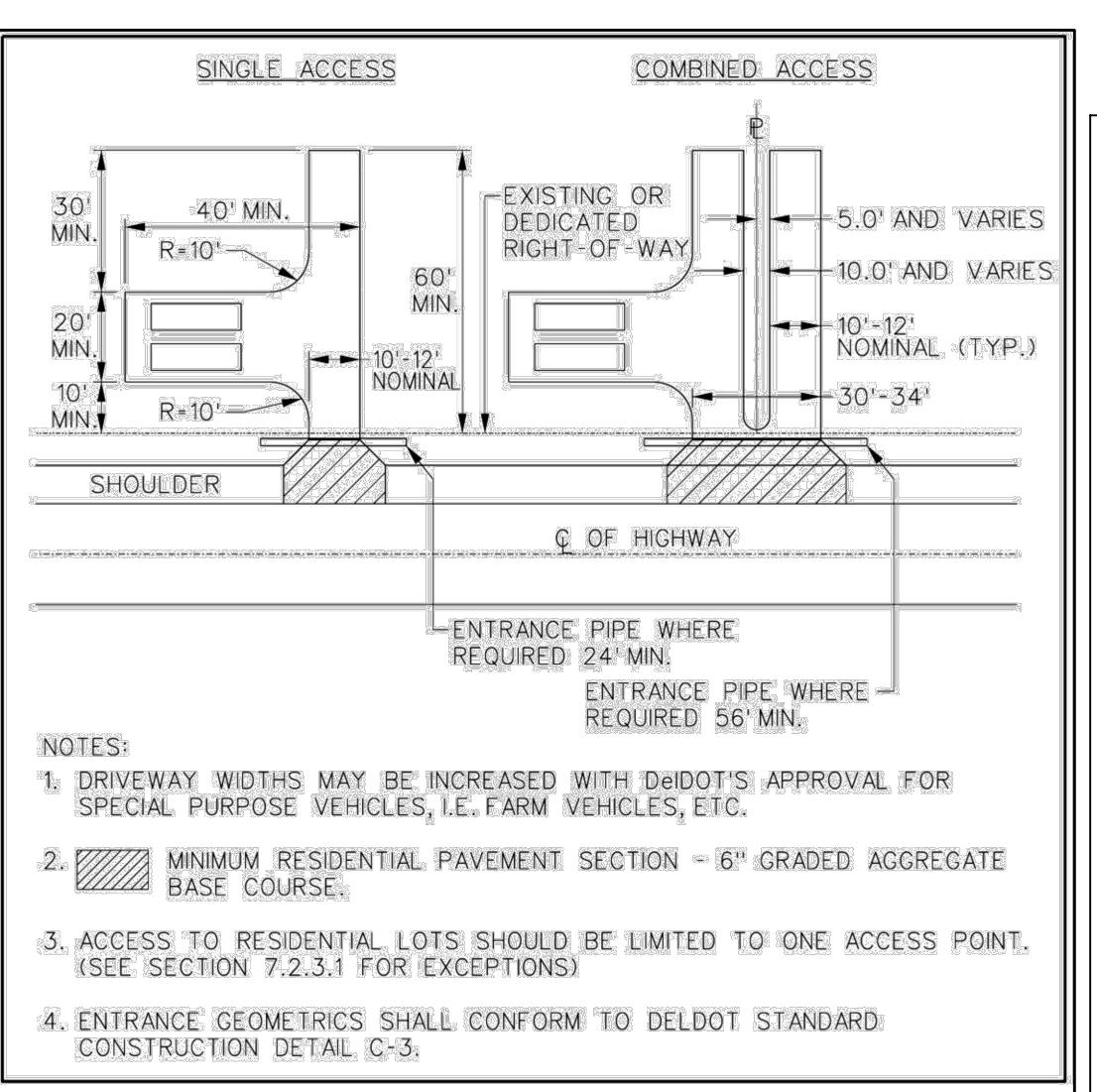
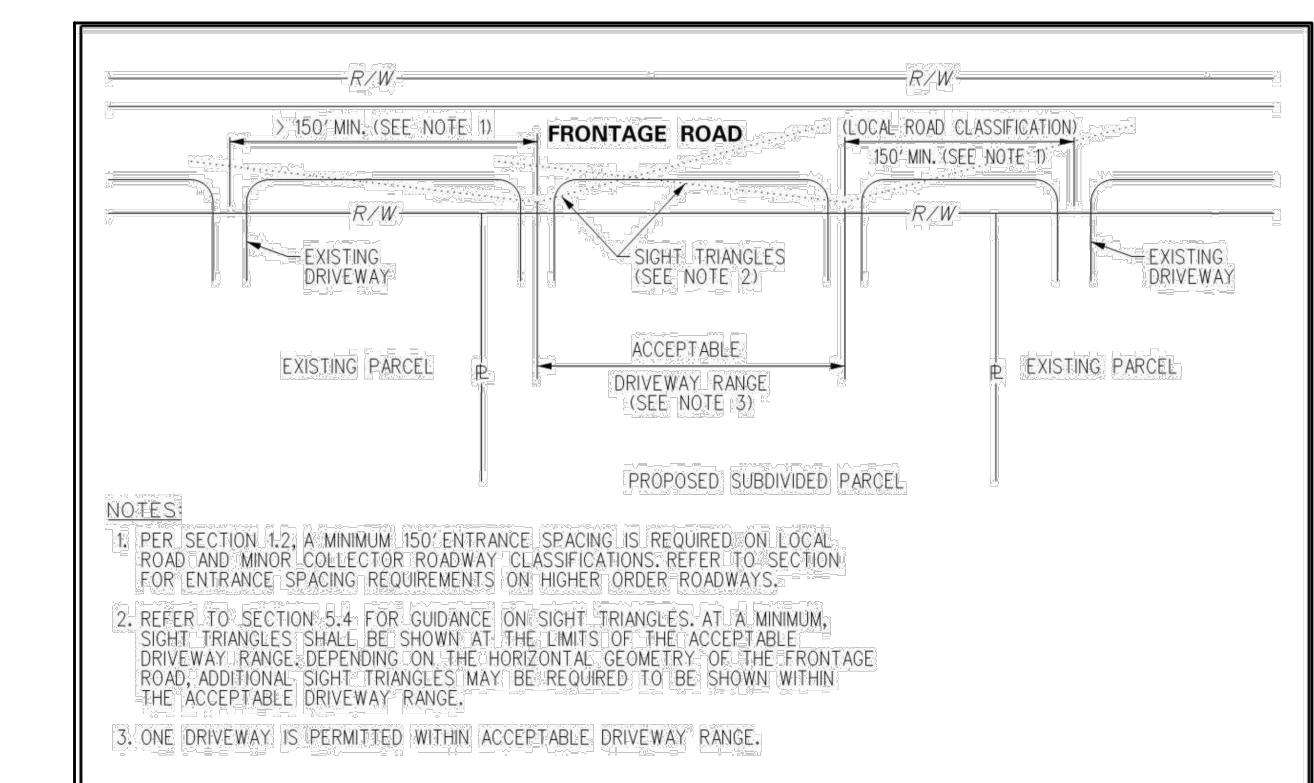
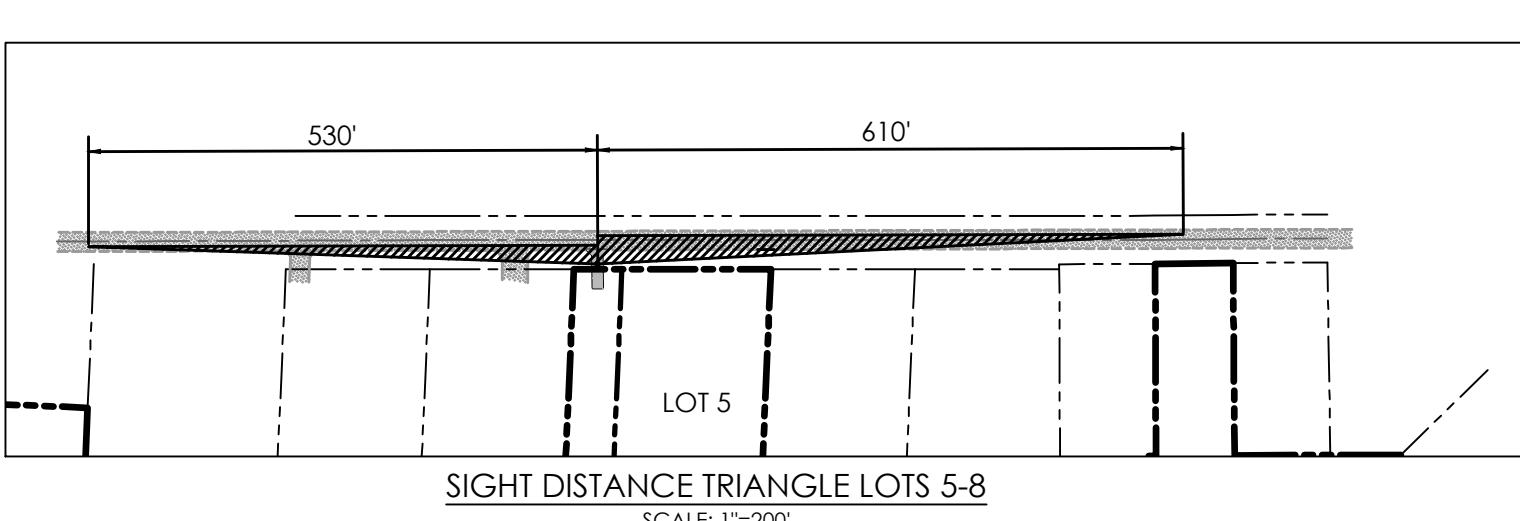
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

---

WHITNEY BOGWIST (INDIVIDUALLY) DATE

---

Page 10 of 10



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

Date:	11-15-24
Job Number:	24106
Scale:	1"=100'
Drawn By:	HHB
Designed By:	HHB
Approved By:	MCB
Sheet No.:	
1	
File Name: SUBD	