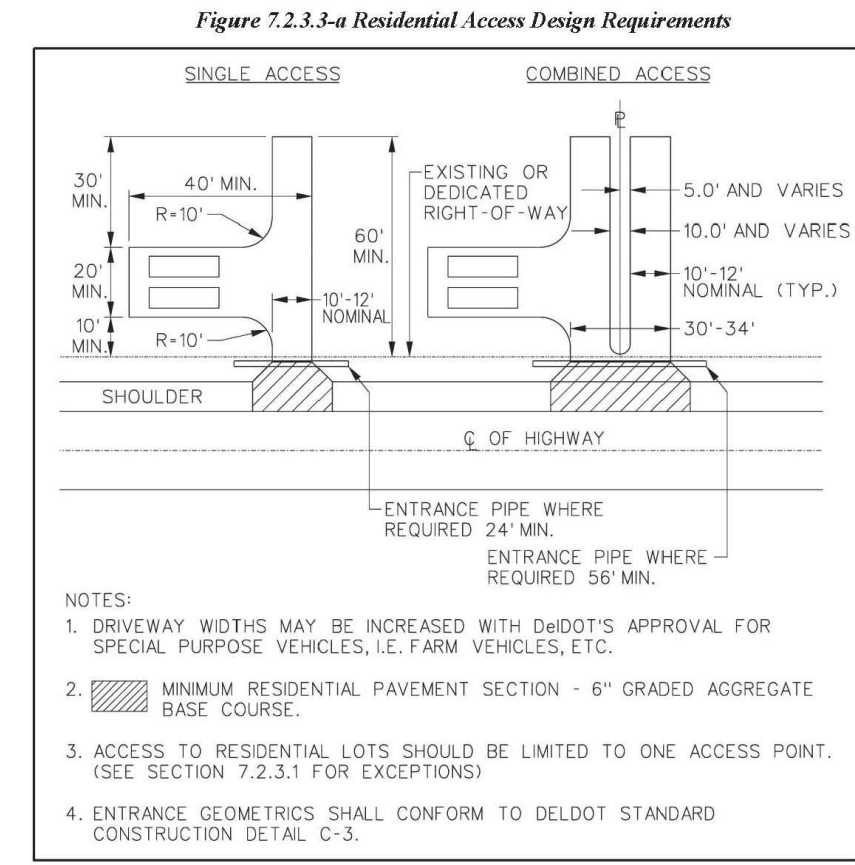
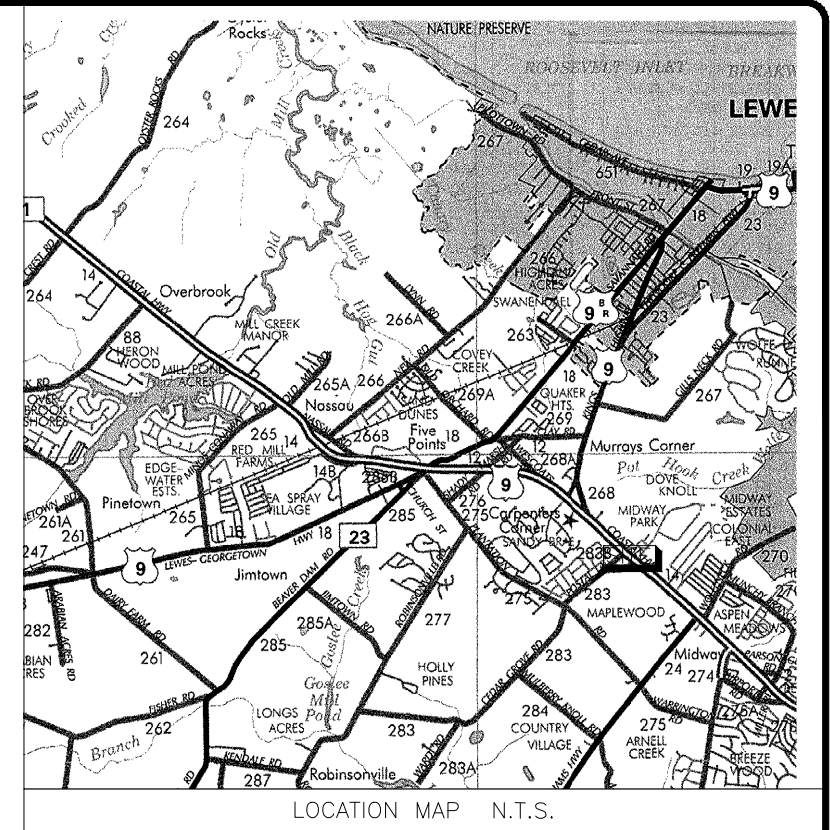
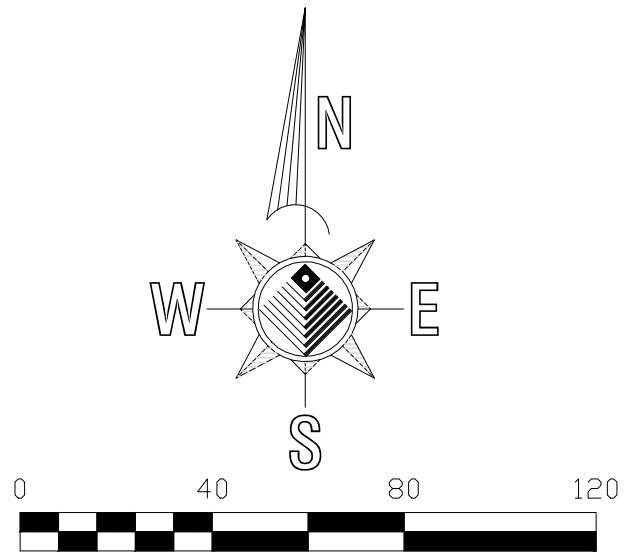


THE PROPOSED MINOR SUBDIVISION IS LOCATED WITHIN THE HENLOPEN TRANSPORTATION DISTRICT (TID). PURSUANT TO SECTION 6.C OF THE HENLOPEN TID AGREEMENT BETWEEN THE STATE OF DELAWARE AND SUSSEX COUNTY, THE PROPOSED MINOR SUBDIVISION SHALL BE EXEMPT FROM TID PARTICIPATION. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION OR ARE FURTHER SUBDIVIDED BY A MINOR SUBDIVISION, THE APPLICANT SHALL BE REQUIRED TO PARTICIPATE WITHIN THE ESTABLISHED TID.



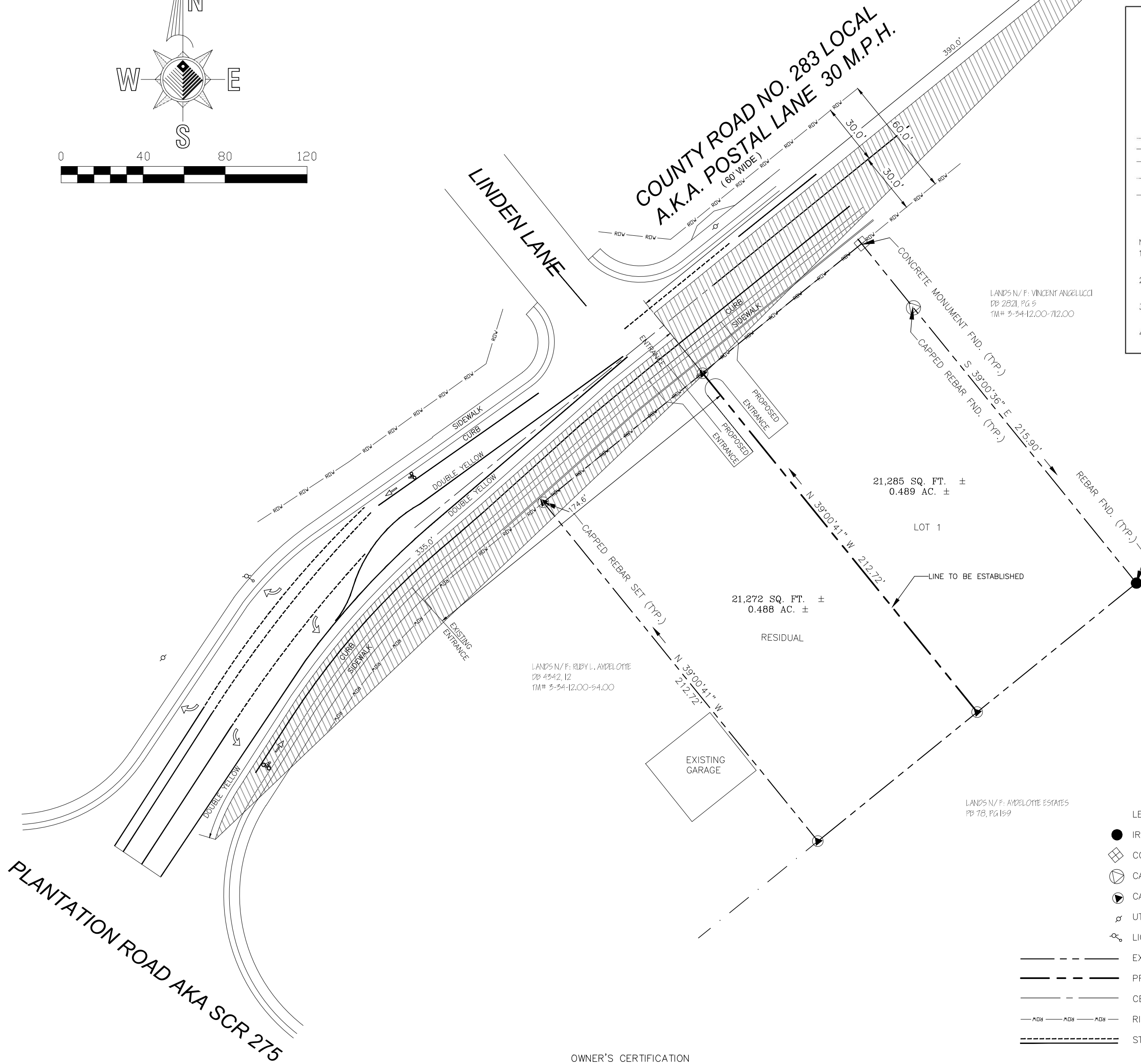
DATA COLUMN

• PARCELS:	3-34-12.00-688.00
• CURRENT OWNER	HUGH V. FULLER
• ADDRESS	PO BOX 627 REHOBOTH BEACH, DE 19971 PHONE 302-745-1866
• SOURCE OF TITLE	DEED BOOK 4342, PAGE 10
• RECORD PLAN	PLOT BOOK 71, PAGE 108
• AREA	
• GROSS AREA	0.977 AC±
• LOT 1	0.489 AC±
• RESIDUE	0.488 AC±
• No. EXISTING PARCELS	1 PARCELS
• No. PROPOSED PARCELS	2 PARCELS
• IMPERVIOUS COVERAGE	20.0%
• DENSITY	2.05 PARCEL PER ACRE
• MONUMENTS	5 FOUND, 2 PROPOSED
• EXISTING ZONING	AR-1 (AGRICULTURAL, RESIDENTIAL)
• EXISTING EASEMENTS	NONE EXIST, NONE LOCATED
• PRESENT USE	RESIDENTIAL
• PROPOSED USE	RESIDENTIAL
• GROWTH ZONE	OUTSIDE
• UTILITIES	ON-SITE SEPTIC, ON-SITE WATER
• FEMA FLOOD MAP	10001C0332K
• MAP REVISED	MARCH 3, 2015
• FLOOD ZONE	UNSHADED X
• ROAD NAME & CLASS	POSTAL LN (AKA SCR 283) LOCAL
• POSTED SPEED LIMIT	40 MPH
• PROXIMITY TO TID	HENLOPEN TID

ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

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 DISTANCE TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE OF THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL THE AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

LOT 1 AND RESIDUE SHALL HAVE ACCESS TO POSTAL LANE. AKA SCR 283 VIA THE COMBINED ENTRANCES AS DEPICTED HEREON.



- LEGEND**
- IRON PIPE FOUND
 - ◻ CONCRETE MONUMENT FOUND
 - CAPPED REBAR FOUND
 - ◐ CAPPED REBAR SET
 - ⊕ UTILITY POLE
 - ⊙ LIGHT POLE
 - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - CENTERLINE
 - - - RIHT OF WAY EXISTING
 - ==== STRIPING

OWNER'S CERTIFICATION

WE THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE WITH OUR DIRECTION, AND WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE PLAN TO BE RECORDED BY LAW.

WE CERTIFY THAT 17 DEL. C. § 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR USE AS A FAMILY MEMBER OR MEMBERS PRINCIPAL RESIDENCE OR FARMLAND.

SURVEYOR'S CERTIFICATION

I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 _____ DATE _____

SIGNATURE DATE

SIGNATURE DATE

MINOR SUBDIVISION PLAN

PREPARED FOR:
HUGH FULLER
FOR PROPERTY KNOWN AS:
34266 POSTAL LANE
SITUATE IN:
LEWES & REHOBOTH HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
SCALE: 1"= 40'
DATE: 4 MAY 2022



DATE	REVISION	CHKD
7/26/22	PDCA COMMENTS	RWN

5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PHONE: 302-992-7900

33516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958 PHONE: 302-226-5880

DRAWN BY: TML DATE: 4 MAY 2022 SHEET#: 1 OF 1