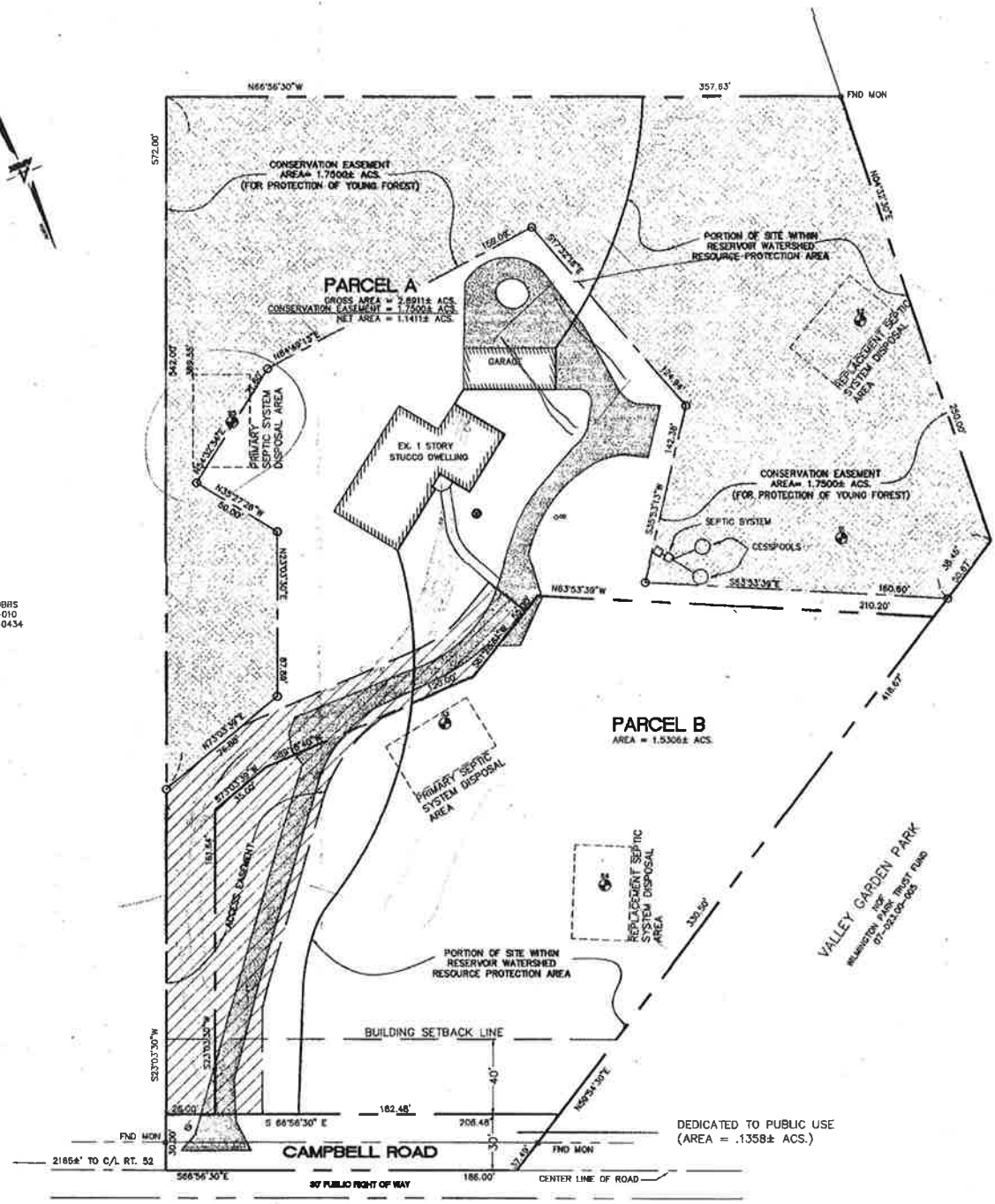
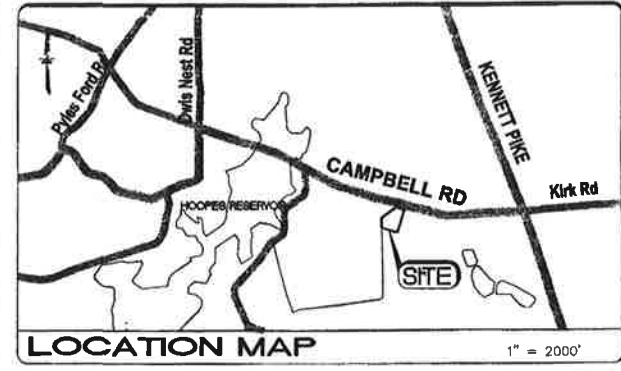




NOI  
PATRICIA HOBBS  
07-023.00-010  
D.R. L. 0884-0434



- NOTES :**
- PROPERTY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY APEX ENGINEERING IN JULY, 1998.
  - THIS PLAN SUPERSEDES (IN PART) THE RECORD MINOR SUBDIVISION PLAN OF DEO DUPONT WEYMOUTH DATED APRIL 11, 1969 AND RECORDED ON MAY 5, 1969 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 1302.
  - THERE WILL BE NO DEBRIS DISPOSAL ON THIS SITE.
  - A DIMENSIONAL VARIANCE TO CREATE A 26' WIDE LOT (PARCEL A) WAS GRANTED ON APRIL 9, 1998 BY THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT. APPLICATION NO. 98-0101-A.
  - THE OWNERS OF PARCEL A & PARCEL B WILL SHARE A COMMON DRIVEWAY. PARCELS A & B ARE SUBJECT TO A CROSS ACCESS EASEMENT, AS SHOWN ON THIS PLAN. ACCESS TO PARCEL B IS PERMITTED ONLY AT THE COMMON DRIVEWAY.
  - ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
  - IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, SECTION 10.332B.1, THE MAXIMUM IMPERVIOUS COVER ON EACH PARCEL IS TEN PERCENT OF THE AREA OF THE PARCEL. SEE LAND USE DATA BELOW.
  - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THE LOT, THE AREA OF THE LOT APPROVED FOR THE PLACEMENT OF THE DISPOSAL FIELDS SHALL BE FENCED IN OR OTHERWISE SECTIONED OFF FROM THE CONSTRUCTION SITE IN ORDER TO PREVENT THE COMPACTION OF THE SOIL BY CONSTRUCTION EQUIPMENT OR MATERIAL DURING THE CONSTRUCTION OF THE PRINCIPAL BUILDING AND ANY ACCESSORY BUILDING.
  - THE APPLICANT SHALL EITHER INSTALL SUCH SEPTIC SYSTEM(S) OR SHALL REQUIRE, BY DEED RESTRICTION OR OTHERWISE, AS A CONDITION OF THE SALE OF EACH LOT WITHIN THE SUBDIVISION, THAT SUCH SEPTIC SYSTEM(S) SHALL BE INSTALLED BY THE PURCHASER OF THE LOT AT THE TIME THAT A PRINCIPAL BUILDING IS CONSTRUCTED THEREON.
  - THIS SITE IS OUTSIDE OF THE NEW CASTLE COUNTY SEWER SERVICES AREA. AS SUCH, A DUAL ALTERNATING FIELD MUST BE INSTALLED. THE PRIMARY SEPTIC SYSTEM WILL BE DESIGNED AS A DUAL FIELD SYSTEM. SUFFICIENT GROUND MUST BE RESERVED FOR A SINGLE REPLACEMENT FIELD.
  - LINE AND GRADES NUMBER 119-98 OF THE SITE MANAGEMENT DIVISION OF THE DEPARTMENT OF LAND USE HAS BEEN ASSIGNED TO THIS PROJECT. NO EARTHMOVING ACTIVITY MAY COMMENCE UNTIL OFFICIAL APPROVAL OF A LINE AND GRADES PLAN IS OBTAINED.



**SITE DATA:**

PURPOSE OF PLAN: TO SUBDIVIDE THE 4.5577± ACRE PARCEL INTO TWO LOTS.

OWNER: JAMES R. WITTINE AND BETTY J. MINCER  
ADDRESS: 420 CAMPBELL ROAD, P.O. BOX 3738, GREENVILLE, DE 19807

ZONING: S (ORD. 98-131)

TAX PARCEL NUMBER: 07-023.00-055

DEED REFERENCE: 1628-0003

TOTAL AREA: 4.5575± ACRES

DATUM: NGVD SCALED

WATER: EXISTING WELL

SEWER: EXISTING SEPTIC

CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA.

FLOODPLAIN: THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #10003C0065F, DATED 4-17-96.

SURFACE WATER RESOURCE: AS SHOWN HEREON PORTIONS OF PARCELS A & B ARE LOCATED WITHIN THE RESERVOIR WATERSHED AS MAPPED ON THE 1993 WRPA MAP AND CONFIRMED BY A TOPOGRAPHIC SURVEY PERFORMED BY APEX ENGINEERING INC. SEE LAND USE DATA BELOW.

WETLANDS: THERE ARE NO WETLANDS ON THIS SITE PER THE REPORT OF NONEXISTENCE OF WETLANDS BY ENVIRONMENTAL RESEARCH AND CONSULTING, INC. DATED JULY 23, 1998.

**RESERVOIR WATERSHED RESOURCE PROTECTION AREA (RWRPA) LAND USE DATA**

DESCRIPTION	PARCEL A	PARCEL B
AREA WITHIN RWRPA	1.321 AC.	1.253 AC.
MAXIMUM PERMITTED IMPERVIOUS COVER (10% OF THE AREA WITHIN THE RWRPA)	0.132 AC.	0.125 AC.
EXISTING IMPERVIOUS COVER WITHIN THE RWRPA	0.097 AC.	0.004 AC.
MAXIMUM ADDITIONAL PERMITTED IMPERVIOUS COVER WITHIN THE RWRPA	0.035 AC.	0.121 AC.

APPLICATION NO: 98-1489-B  
**RECORD MINOR SUBDIVISION PLAN**  
**JAMES R. WITTINE**  
 AND  
**BETTY J. MINCER**  
 420 CAMPBELL ROAD  
 CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

**APEX ENGINEERING INCORPORATED**  
 27 W. MARKET STREET NEWPORT, DELAWARE 19804  
 (302) 904-1000 (302) 904-9009 FAX

SCALE: 1" = 40'  
 DATE: 1/07/99  
 SURVEYED BY: M. PERSON  
 DRAWN BY: M.V., F.S.  
 MICROFILM NO.:  
 CHECKED BY: J. CHANDLER  
 PROJECT / FILE NUMBER: 7-189-REC3  
 SHEET NO.: 1 OF 1  
 REVISION: 6

**CERTIFICATION OF OWNERSHIP**  
 WE, JAMES R. WITTINE AND BETTY J. MINCER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

*James R. Wittine* 1/16/99  
*Betty J. Mincer* 1/16/99

**CERTIFICATION OF PLAN ACCURACY**  
 I, JAMES E. CHANDLER, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

8-20-99  
*J. Chandler, Jr.*  
 DELAWARE P.L.S. NO. 101

**NEW CASTLE COUNTY APPROVALS**

APPROVED 8/25/99 BY *James E. Chandler, Jr.*  
 DATE  
 APPROVED 8/25/99 BY *James E. Chandler, Jr.*  
 DATE  
 RECORDED 8-26-99 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE; MICROFILM NO. 13959

REV.	DATE	REVISION	BY
1	8/25/99	PER REC COMMENTS 5/20/99	JEC
2	8/25/99	PER REC COMMENTS 5/20/99	JEC
3	8/25/99	PER REC COMMENTS 4/20/99	JEC
4	8/25/99	ADDED SEPTIC DISPOSAL AREA	JEC
5	8/25/99	ADDED RESERVOIR WATERSHED LINE & LAND USE DATA	JEC
6	8/25/99	PER REC COMMENTS 1/1/99	JEC
7	8/25/99	REVISION	DEOR

13959