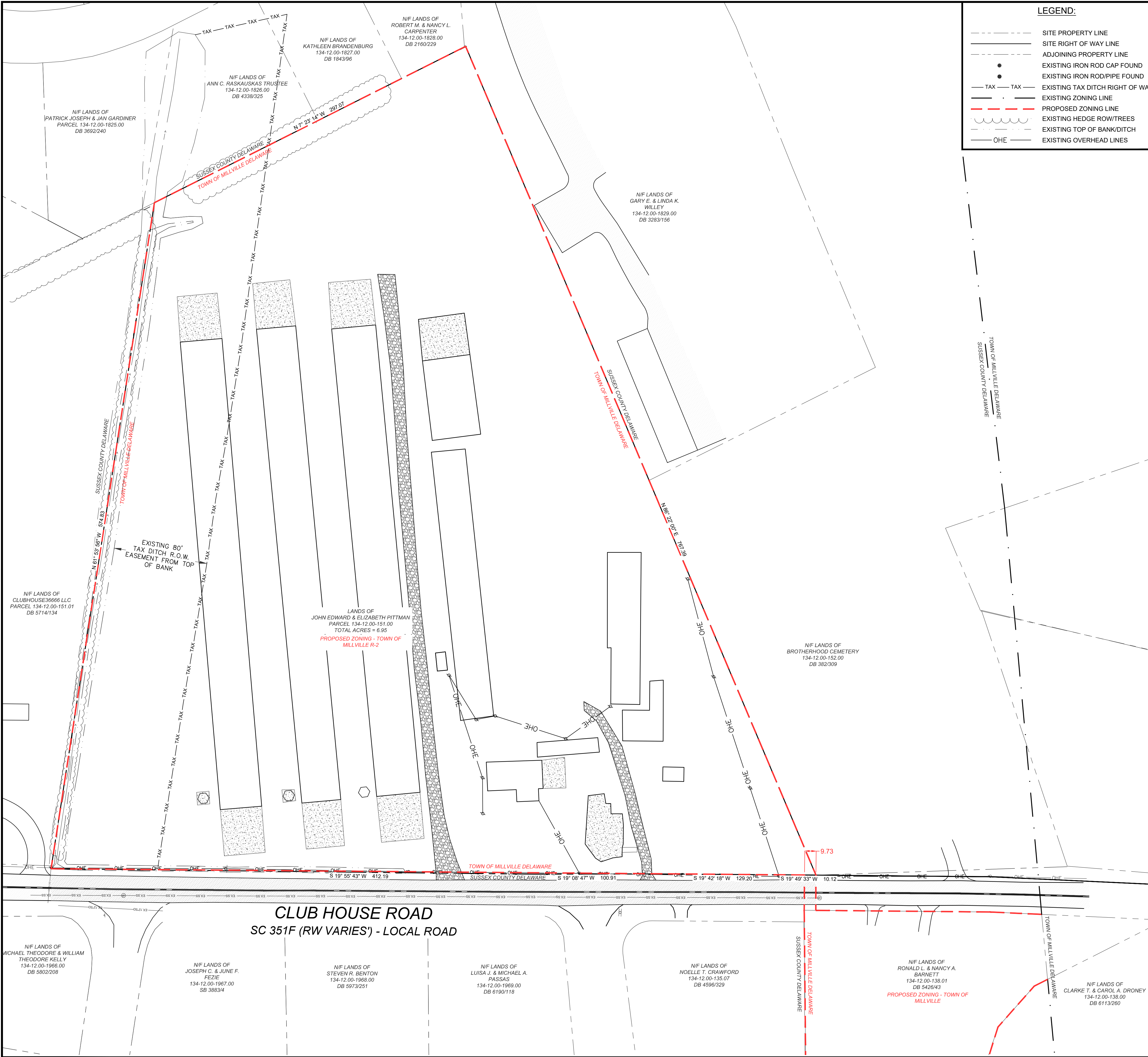
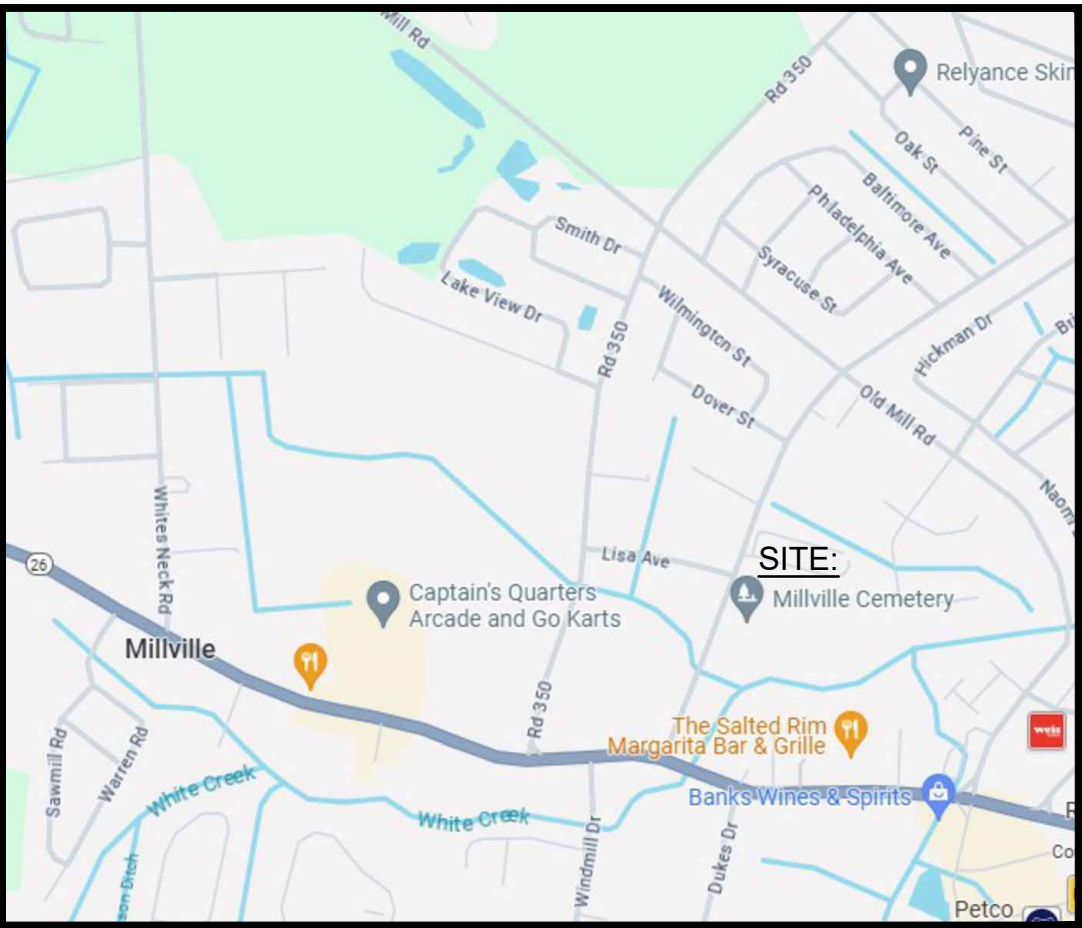




LEGEND:

- SITE PROPERTY LINE
- SITE RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING IRON ROD CAP FOUND
- EXISTING IRON ROD/PIPE FOUND
- TAX
- EXISTING TAX DITCH RIGHT OF WAY
- EXISTING ZONING LINE
- PROPOSED ZONING LINE
- EXISTING HEDGE ROW/TREES
- EXISTING TOP OF BANK/DITCH
- OHE
- EXISTING OVERHEAD LINES



VICINITY MAP SCALE: 1"=1000'

PLAN DATA:

OWNER:
JOHN EDWARD & ELIZABETH PITTMAN
36610 CLUB HOUSE ROAD
OCEAN VIEW, DE 19967

ENGINEER:
PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
(302) 537-1919
RPLITKO@PLITKO.COM

BOUNDARY SOURCE: PLITKO LLC, OCTOBER 2024
1. HORIZONTAL DATUM DE STATE PLANE NAD '83
2. VERTICAL DATUM NAVD '88

THERE ARE NO FEDERAL OR STATE REGULATED WETLANDS ON SITE. SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA MAP# 10005C0635K. DATED MARCH 16, 2015.

TAX MAP NO.: 134-12.00-151.00
SITE AREA: 6.95 ac. +/-
MUNICIPALITY: SUSSEX COUNTY
BALTIMORE HUNDRED
AR-1 (AGRICULTURAL/RESIDENTIAL)
SUSSEX COUNTY, DELAWARE
CHICKEN FARM
PRESENT LAND USE: NONE
WETLANDS AREA: 42 FT
MAXIMUM BUILDING HEIGHT: 42 FT
BUILDING RESTRICTION LINE (B.S.L.):
A. FRONT = 40'
B. SIDE = 15'
C. REAR = 20'

SEWER: SUSSEX COUNTY
WATER: TIDEWATER UTILITIES

PROPOSED: ANNEXATION INTO TOWN OF MILLVILLE
PROPERTY ZONING - R2

BUILDING RESTRICTION LINE (B.S.L.) FOR SINGLE FAMILY LOTS:
A. FRONT= 25'
B. SIDE= 7'
C. REAR= 10'

MIN. LOT SIZE 50'X100'

BUILDING RESTRICTION LINE (B.S.L.) FOR DUPLEX LOTS:
A. FRONT= 25'
B. SIDE= 10'
C. REAR= 10'

MIN. LOT SIZE 40'X100'
MIN. OPEN SPACE= 20% OF WHICH 25% IS ACTIVE
MAX. 6.0 UNITS PER ACRE

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A LEGAL REPRESENTATIVE OF THE OWNER AND PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNERS' NAME _____ DATE _____

ENGINEER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

ROB PLITKO P.E. LIC. NO. 14093

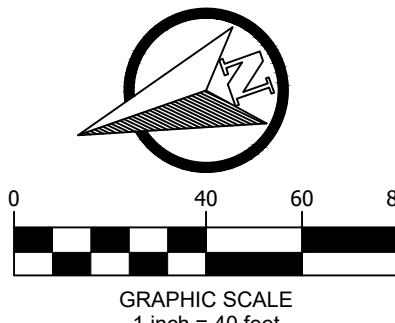
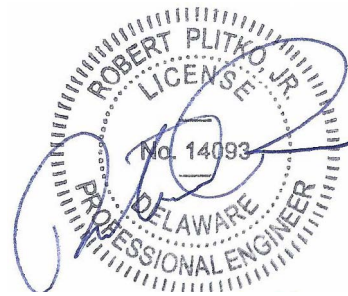
2/3/25
DATE

REVISIONS



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

ANNEXATION PLAT
CLUB HOUSE CROSSING
CLUB HOUSE ROAD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: WLK	DATE
DRAWING: WLK	2/03/25
REVIEW: RP	
SHEET	V100