

BRIDLEWOOD BROADKILL HUNDRED SUSSEX COUNTY, DELAWARE

VOL. 95 PAGE 349

GMB File No. 2003260

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

Bridlewood LLC *8-17-05*
BRIDLEWOOD LLC DATE

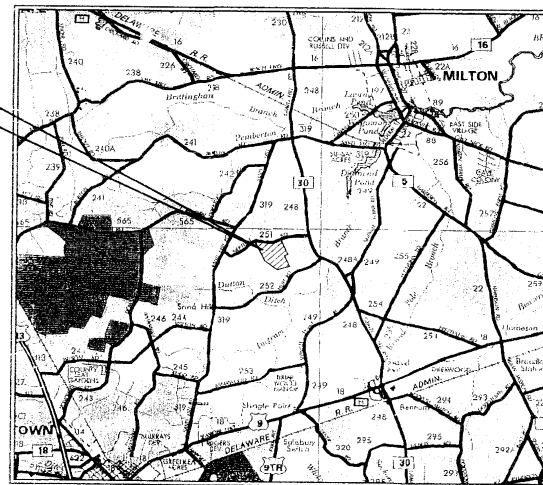
ENGINEERS CERTIFICATION:

"I JUDY A. SCHWARTZ, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE ON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

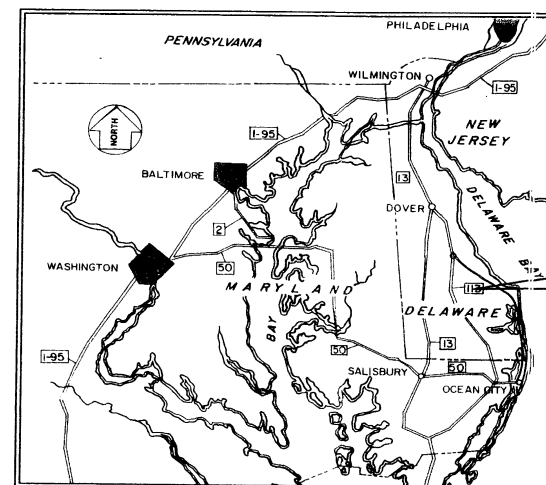
Judy A. Schwartz *8/10/05*
ENGINEER'S SIGNATURE DATE

LIST OF DRAWINGS

G1	COVER SHEET
G2.1 & G2.2	RECORD PLAN
C1	SITE PLAN AND SEDIMENT AND STORMWATER MANAGEMENT PLAN
C2	SEDIMENT AND STORMWATER MANAGEMENT NOTES AND DETAILS
C3.1 & C3.2	SEDIMENT AND STORMWATER MANAGEMENT DETAILS, SECTIONS, AND POND PLAN
C4	OUTFALL SWALE PROFILES
C5.1 THRU C5.10	ROAD PLANS AND PROFILES

PROJECT AREA

LOCATION MAP
1" = 1 MILE



VICINITY MAP
1" = 20 MILES

GENERAL NOTES

- PERIMETER BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM SURVEYS PREPARED BY COAST SURVEY, INC. DATED APRIL 2, 2003. VERTICAL CONTROL IS BASED UPON NGVD29. WETLAND DELINEATIONS WERE PERFORMED BY ENVIRONMENTAL RESOURCES, INC. PROPOSED LOT LAYOUT WAS BASED UPON THE PRELIMINARY LOT LAYOUT PREPARED BY MERIDIAN CONSULTING ENGINEERS, L.L.C.
- EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN AT NEPTUNE ROAD (ROAD 251). THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-282-8555) AND SUSSEX COUNTY AT LEAST 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTING UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
- ALL BACKFILLED AND DISTURBED AREAS SHALL BE SEEDED AND MULCHED, WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE.
- ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
- ANY DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
- ALL SIGNING AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET THE STATE OF DELAWARE STANDARDS.
- DRAINAGE AND/OR UTILITY EASEMENTS: UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE EASEMENT. ALL PERIMETER LOT LINES, EXCEPT STREET LOT LINES, SHALL HAVE A 10' WIDE EASEMENT ALONG THE INTERIOR OF THOSE LOT LINES. ALL STREET LOT LINES SHALL HAVE A 15' WIDE EASEMENT ALONG THE INTERIOR SIDE (INCLUDING OPEN SPACE LOTS).
- MAINTENANCE OF ROADS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF THE SUBDIVISION. SUSSEX COUNTY AND THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE ROADS.
- SITE LOCATION OF SUBDIVISION: TAX MAP 2-35-24, PARCEL 36.01.

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, LEWES, SEAFORD, YORK
770 KINGS HIGHWAY
LEWES, DELAWARE 19958
302-645-1844, FAX 302-645-2238
www.gmbnet.com

JUNE 2004

REVISED AUGUST 9, 2005

SITE DATA TABLE

APPLICANT AND CONTRACT OWNER:	RUSH ELLIS 1322 KINGS HIGHWAY LEWES, DELAWARE 19958
CURRENT OWNER:	BRIDLEWOOD LLC 1322 KINGS HIGHWAY LEWES, DELAWARE 19958
SURVEYOR:	COAST SURVEY, INC. P.O. BOX 117 MASSAUI, DE 19969
ENGINEER:	GEORGE, MILES & BUHR, LLC 770 KINGS HIGHWAY LEWES, DELAWARE 19958
SITE DATA	
TOTAL SITE AREA	65.87 ACRES
ZONING DISTRICT	AR-1
FLOOD ZONE	2: NE X PER PANEL 10005C0325 F
TOTAL NUMBER OF UNITS	73 SINGLE FAMILY LOTS
SETBACKS	
MINIMUM FRONT YARD SETBACK	3'-0"
MINIMUM SIDE YARD SETBACK	1'-0"
MINIMUM REAR YARD SETBACK	2'-0"
UTILITIES	
INDIVIDUAL WELLS	
INDIVIDUAL SEPTIC SYSTEMS	

COVER SHEET

G1

FINAL PLANS PRINTS ISSUED FOR: • PERMITS	
DATE	07/28/04
REVISIONS	1. 07/28/04 2. 07/28/04 3. 07/28/04
NO.	1
SUSSEX COUNTY ENGINEERING DEPARTMENT	DELAWARE
SUSSEX COUNTY	APPROVED BY
DATE	

BRIDLEWOOD

BROADKILL HUNDRED

SUSSEX COUNTY, DELAWARE



COVER SHEET

G1

GENERAL NOTES

1. ZONING IS AR-1.
2. AREA OF EXISTING PARCEL IS 85.87 ACRES, CONTAINING 73 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND RESIDUE.
3. NO PROVISION IS MADE FOR INTER-CONNECTION TO ADJOINING PROPERTIES THAT MAY HAVE THE POTENTIAL TO BE DEVELOPED AS A SUBDIVISION.
4. ACCESS TO ALL LOTS WILL BE FROM THE INTERNAL SUBDIVISION STREETS. NO DIRECT ACCESS TO SCR 251 WILL BE PERMITTED.
5. COMMON AREAS OF THIS SUBDIVISION ARE THE INTERNAL SUBDIVISION STREETS AND THE 5 OPEN SPACE LOTS.
6. PERPETUAL MAINTENANCE OF ALL STREETS, COMMON AREAS, AND STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION OF THE SUBDIVISION. SUSSEX COUNTY AND THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THIS ROAD.
7. ALL RESIDENTIAL LOTS SHALL HAVE INDIVIDUAL ON-SITE WELL AND SEPTIC SYSTEMS.
8. DRAINAGE AND/OR UTILITY EASEMENTS: UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT WIDE EASEMENT. ALL PERIMETER LOT LINES, EXCEPT STREET LOT LINES, SHALL HAVE A 10' WIDE EASEMENT ALONG THE INTERIOR SIDE OF THOSE LOT LINES. ALL STREET LOT LINES SHALL HAVE A 15' WIDE EASEMENT ALONG THE INTERIOR SIDE (INCLUDING OPEN SPACE LOTS).
9. THIS ENTIRE SUBDIVISION IS OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. FIRM NUMBER 100050325 F.
10. MINIMUM BUILDING SETBACK LINES: FRONT - 30', REAR - 20', SIDES - 15'.

OWNERSHIP CERTIFICATE

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 DESIRE. THE PLAN TO BE RECORDED ACCORDING TO LAW.

BRIDLEWOOD LLC
1322 KINGS HIGHWAY
LEWES, DELAWARE 19958

APPROVED BY:

William Edward Pettyjohn
CHAIRMAN SECRETARY OF PLANNING COMMISSION
DATE 8/17/05
Henry J. Huff
PRESIDENT OF COUNTY COUNCIL
DATE 9/23/05

15' WIDE PERMANENT EASEMENT IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLAN

EDGE OF EXISTING PAVING

EXISTING 50' WIDE PERMANENT EASEMENT

EXISTING RIGHT-OF-WAY LINE

CONSTRUCTION ACTIVITIES WITHIN THESE SITES MAY REQUIRE A PERMIT FROM THE UNITED STATES ARMY CORPS OF ENGINEERS OR THE STATE OF DELAWARE

10' WIDE DRAINAGE EASEMENT

10' WIDE DRAINAGE EASEMENT

10' WIDE DRAINAGE EASEMENT

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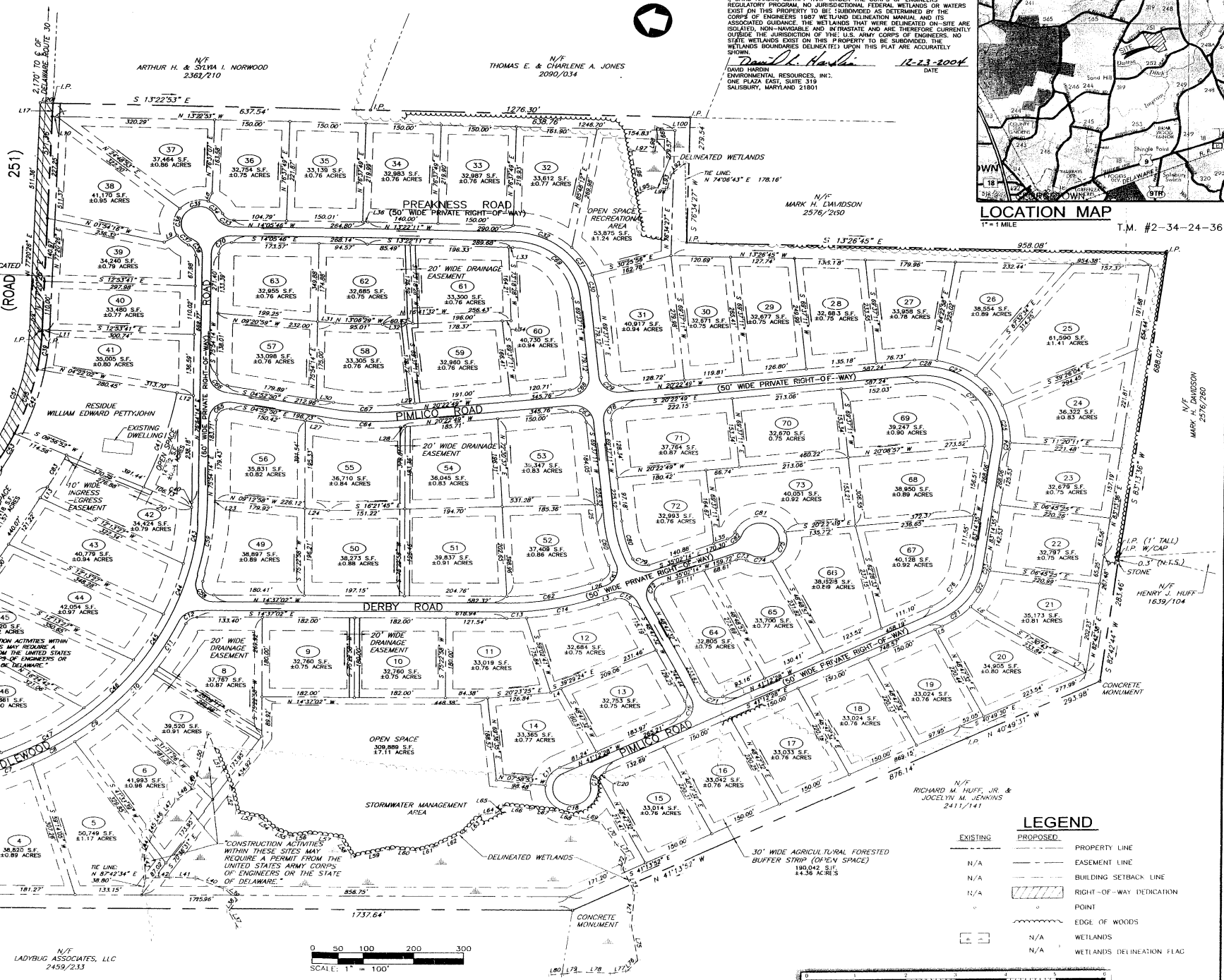
10' WIDE DRAINAGE EASEMENT

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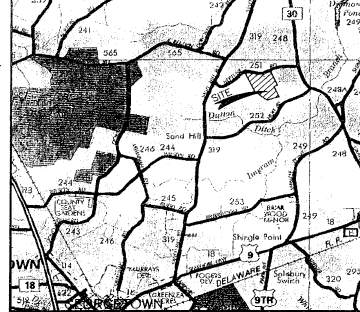


WETLANDS CERTIFICATION

I, DAVID HARDIN, CERTIFY THAT UNDER THE CORPS OF ENGINEERS REGULATORY PROGRAM, NO JURISDICTIONAL FEDERAL WETLANDS OR WATERS EXIST ON THIS PROPERTY TO BE SUBDIVIDED. DETERMINED BY THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL, AND ITS ASSOCIATED GUIDANCE, THE WETLANDS THAT WERE DELINEATED ON-SITE ARE SOLICITED, NON-NAVIGABLE AND WETLANDS AND ARE THEREFORE CURRENTLY OUTSIDE THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. NO STATE WETLANDS EXIST ON THIS PROPERTY TO BE SUBDIVIDED. THE WETLANDS BOUNDARIES DELINEATED UPON THIS PLAN ARE ACCURATELY SHOWN.

DAVID HARDIN
ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 319
SALISBURY, MARYLAND 21801

DATE 12-23-2004



LOCATION MAP
T.M. #2-34-24-36

DESIGN / DEVELOPMENT PLANS

PRINTS ISSUED FOR:

• REVIEW

NO.	REVISIONS	DATE
1	DESIGN DEVELOPMENT PLANS	12/23/04
2	DESIGN DEVELOPMENT PLANS	12/23/04
3	DESIGN DEVELOPMENT PLANS	12/23/04
4	DESIGN DEVELOPMENT PLANS	12/23/04
5	DESIGN DEVELOPMENT PLANS	12/23/04
6	DESIGN DEVELOPMENT PLANS	12/23/04
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81	DESIGN DEVELOPMENT PLANS	12/23/04
82	DESIGN DEVELOPMENT PLANS	12/23/04
83	DESIGN DEVELOPMENT PLANS	12/23/04

TO BE CERTIFIED AND ENDORSED BY:

COAST SURVEY, INC.

Surveying & Planning
Land
1000 N. 10th St.
Salisbury, MD 21801
(302) 645-7184
www.gmbinc.com

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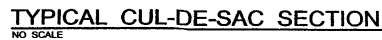
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RECORD PLAN

G2.1



LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N 35°15'18" E	82.25'
L2	N 16°24'42" E	9.84'
L3	N 35°02'14" W	35.44'
L4	S 39°29'24" W	22.40'
L5	S 41°12'28" E	15.88'
L6	S 53°00'24" W	40.12'
L7	S 40°49'30" E	2.40'
L8	N 83°00'22" W	20.00'
L9	S 44°47'40" E	30.00'
L10	S 13°22'53" E	9.68'
L11	S 72°00'24" W	31.31'
L12	S 40°22'02" E	33.25'
L13	S 73°35'18" E	27.83'
L14	S 16°24'42" W	9.84'
L15	N 61°24'42" E	81.86'
L16	S 16°24'42" W	15.00'
L17	S 72°00'24" W	30.00'
L18	N 143°70'02" W	6.02'
L19	N 09°56'00" W	25.00'
L20	N 12°39'34" W	25.00'
L21	S 75°54'17" E	4.28'
L22	N 09°11'24" W	46.20'
L23	N 69°31'71" E	41.47'
L26	S 35°02'14" E	25.28'
L27	N 04°52'50" W	46.31'
L28	N 20°22'42" E	10.05'
L29	S 22°22'58" E	10.05'
L30	S 04°52'50" E	33.07'
L31	N 09°20'59" W	32.75'
L32	N 16°41'32" W	47.40'
L33	N 13°22'17" E	7.83'
L34	N 84°14'24" E	28.42'
L35	N 35°02'14" W	28.42'
L36	S 14°05'46" E	10.00'

FETLANDS LINE DATA		
NUMBER	DIRECTION	DISTANCE
L38	N 75°53'33" E	54.37
L39	N 71°17'32" E	31.01
L39	N 29°08'16" E	33.72
L40	N 08°09'55" E	65.95
L41	N 12°49'52" E	50.18
L42	N 33°42'44" E	26.54
L43	N 71°30'32" E	50.35
L44	S 85°59'30" E	46.54
L45	S 77°42'39" E	34.80
L46	S 64°13'00" E	30.17
L47	S 72°46'32" E	44.54
L48	S 53°44'24" E	41.35
L49	S 85°15'55" E	34.38
L50	S 89°59'03" E	54.37
L51	S 14°42'22" E	331.30
L52	S 63°26'54" W	57.78
L53	S 10°50'03" S	47.22
L54	S 27°14'26" W	38.40
L55	S 24°43'10" W	38.40
L56	S 22°16'46" E	38.01
L57	S 08°07'52" E	57.72
L58	S 45°21'05" W	51.19
L59	S 27°38'08" E	75.64
L60	S 28°28'50" E	58.99
L61	S 31°03'15" E	35.99
L62	S 42°52'21" E	60.38
L63	S 64°58'29" E	57.34
L64	S 26°06'44" E	39.40
L65	S 11°17'11" E	21.09
L66	S 07°28'49" E	54.80
L67	S 03°35'36" E	44.82
L68	S 01°59'50" W	57.13
L69	S 10°10'52" W	57.13
L70	S 42°10'35" W	57.22
L71	S 30°30'35" W	35.69
L72	S 28°54'10" W	29.40
L73	S 28°09'06" W	29.40
L74	S 90°24'15" W	73.99
L75	S 65°54'55" W	77.59
L76	S 64°10'00" W	31.12
L77	S 71°11'00" W	31.12
L78	N 12°33'36" E	67.85
L79	N 23°12'50" W	26.23
L80	N 19°53'44" W	28.57
L81	N 10°13'00" W	28.57
L82	S 45°00'02" E	40.83
L83	S 72°44'45" E	44.86
L84	S 88°15'33" W	27.13
L85	S 89°49'00" W	27.13
L86	N 77°03'34" W	15.87
L87	N 67°17'00" W	34.95
L88	N 38°27'05" W	34.24
L89	N 36°55'02" W	25.08
L90	N 33°11'00" W	25.08
L91	N 14°07'33" E	38.86
L92	N 56°42'24" W	35.23
L93	N 89°34'4" W	34.94
L94	N 10°13'00" W	31.50
L95	N 38°41'32" W	31.50
L96	N 6°20'51" E	95.34
L97	N 11°58'24" E	45.62
L98	N 85°10'50" E	45.62
L99	N 82°45'15" E	90.02
L100	S 15°35'21" E	29.19