

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 10005C0325 F.
10. MINIMUM BUILDING SETBACK LINES: FRONT - 30', REAR - 20', SIDES - 15'.
11. IT IS ANTICIPATED THAT THE POND AND SWALES MAY BE SEASONALLY IMPACTED BY THE SURROUNDING WETLANDS DURING SEVERE RAINFALL EVENTS.

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:

CHAIRMAN OR SECRETARY OF PLANNING COMMISSION
PRESIDENT OF COUNTY COUNCIL

2-13-09
DATE

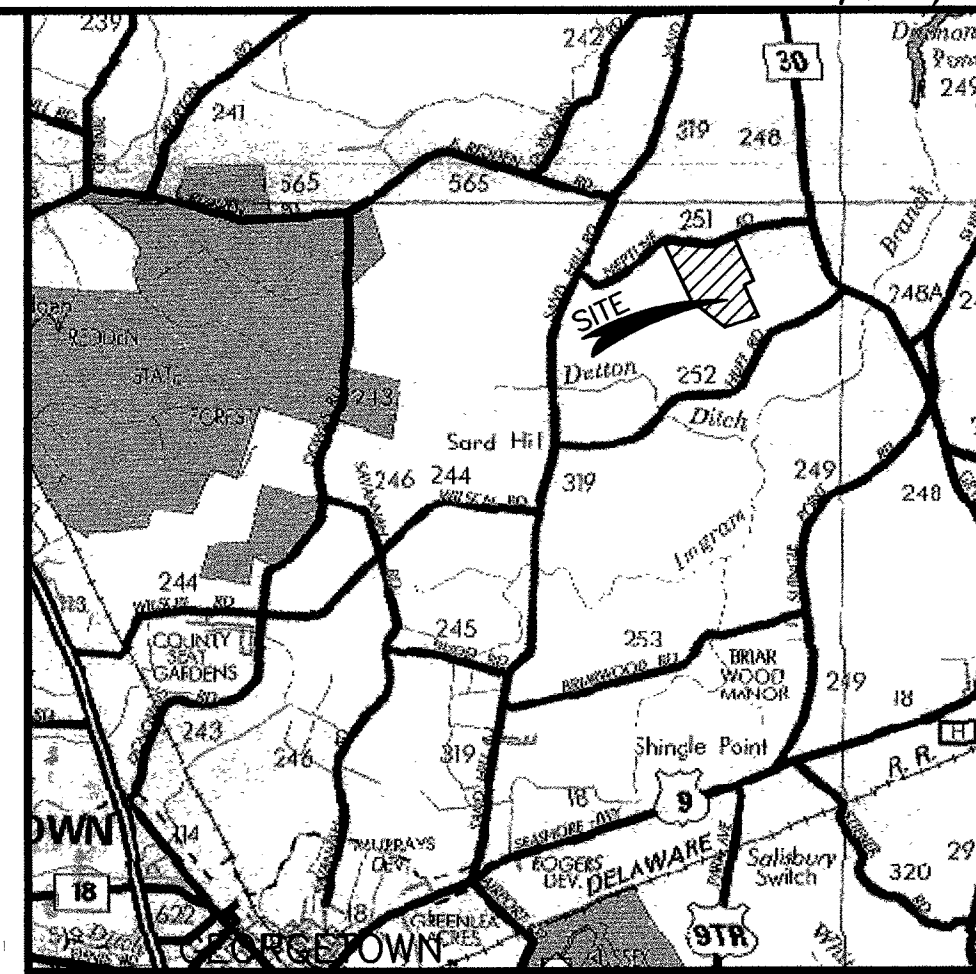
2/23/09
DATE

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 AS DETERMINED BY THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND ITS ASSOCIATED GUIDANCE. THE WETLANDS THAT WERE DELINEATED ON-SITE ARE ISOLATED, NON-NAVIGABLE AND INTRASTATE 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 H. HARDIN
12-23-2004
DATE

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



LOCATION MAP

1" = 1 MILE
T.M. #2-34-24-36



LEGEND

EXISTING	PROPOSED	
N/A	---	PROPERTY LINE
N/A	---	EASEMENT LINE
N/A	---	BUILDING SETBACK LINE
N/A	---	RIGHT-OF-WAY DEDICATION
o	o	POINT
o	o	EDGE OF WOODS
o	o	WETLANDS
o	o	WETLANDS DELINEATION FLAG

RECEIVED

FEB 20 2009

APPROVED
PLANNING & ZONING COMMISSION
(2 Sheets)

PLANNING & ZONING
COMM. OF SUSSEX COUNTY

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, LEWES, SEAFORD, YORK
www.gmbnet.com

BRIDLEWOOD
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

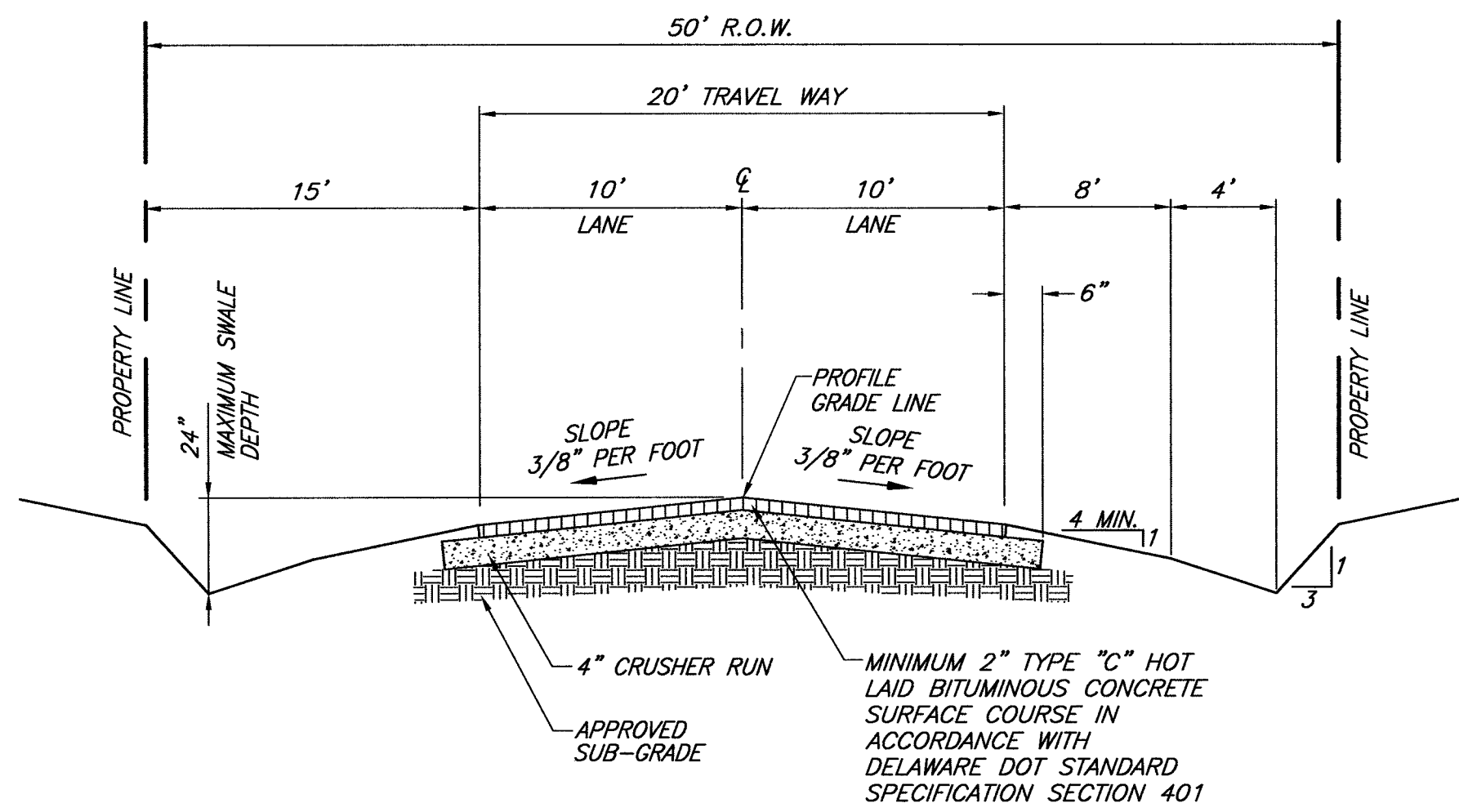


RECORD PLAN

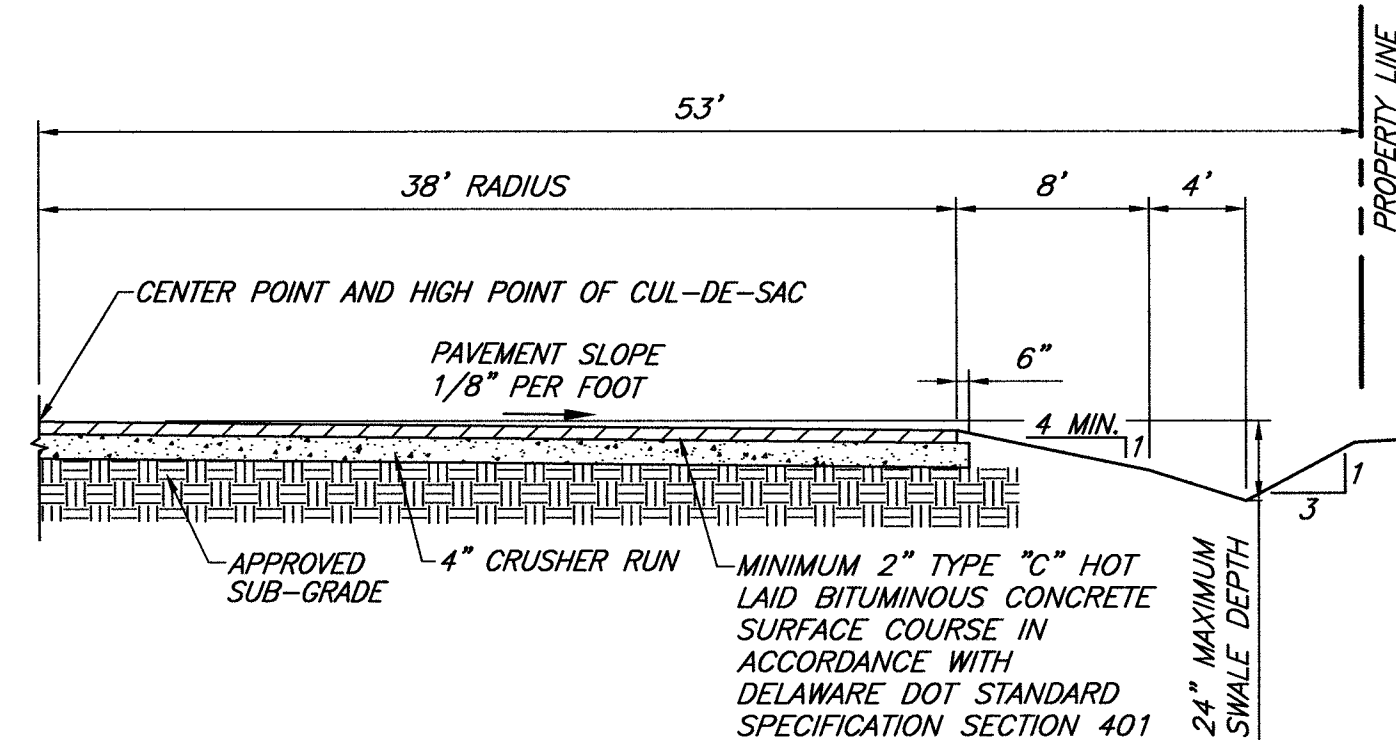
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DRAWN BY: JWIK
CHECKED BY: [Signature]
GMB FILE: 2003260
DATE: JULY 2004
DRAWING 2 OF 2

G2.1

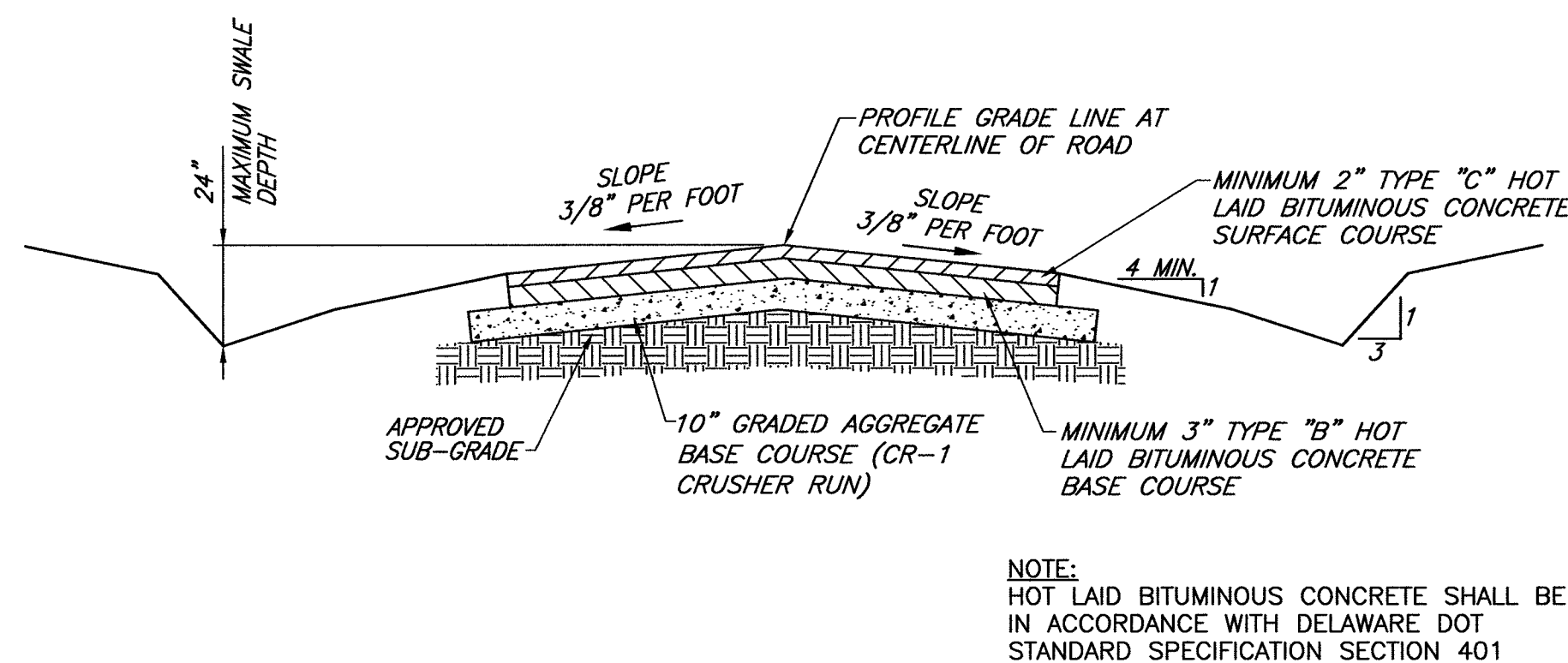
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SCALE: 1" = 100'



TYPICAL ROAD SECTION
NO SCALE



TYPICAL CUL-DE-SAC SECTION
NO SCALE



**BRIDLEWOOD ROAD AT
DELDOT ENTRANCE SECTION**
NO SCALE

CURVE DATA						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	07°59'53"	N 84°03'57" E	15.21'	217.58'	30.37'	30.35'
C2	18°25'35"	S 82°43'20" E	35.29'	217.58'	69.97'	69.67'
C3	10°13'15"	S 11°18'05" W	20.12'	225.00'	40.14'	40.08'
C4	19°53'05"	S 03°45'05" E	39.44'	225.00'	78.09'	77.70'
C5	06°15'48"	S 16°49'31" E	36.93'	675.00'	73.79'	73.75'
C6	13°02'17"	S 26°28'34" E	77.13'	675.00'	153.60'	153.27'
C7	08°49'50"	S 37°24'38" E	52.12'	675.00'	104.03'	103.93'
C8	08°19'36"	S 45°59'21" E	49.13'	675.00'	98.10'	98.01'
C9	09°26'47"	S 54°52'32" E	55.77'	675.00'	111.29'	111.16'
C10	10°14'53"	S 64°43'22" E	60.53'	675.00'	120.73'	120.57'
C11	10°17'45"	S 74°59'41" E	60.81'	675.00'	121.30'	121.13'
C12	65°31'32"	N 47°22'48" W	16.09'	25.00'	28.59'	27.06'
C13	04°19'21"	S 16°46'42" E	19.81'	525.00'	39.61'	39.60'
C14	16°05'51"	S 26°59'18" E	74.24'	525.00'	147.50'	147.02'
C15	83°49'46"	N 06°52'39" E	22.44'	25.00'	36.58'	33.40'
C16	90°00'00"	S 86°12'28" E	25.00'	25.00'	39.27'	35.36'
C17	56°46'25"	N 69°35'40" W	28.64'	53.00'	52.52'	50.39'
C18	196°50'37"	S 16°24'11" E	-357.97'	53.00'	182.09'	104.86'
C19	29°47'27"	S 80°04'14" W	6.65'	25.00'	13.00'	12.85'
C20	43°49'35"	S 63°07'15" E	10.06'	25.00'	19.12'	18.66'
C21	23°37'14"	S 53°01'05" E	36.59'	175.00'	72.15'	71.64'
C22	29°52'26"	S 79°45'55" E	46.68'	175.00'	91.25'	90.21'
C23	02°03'16"	N 84°16'14" E	3.14'	175.00'	6.28'	6.28'
C24	04°34'47"	N 80°57'12" E	7.00'	175.00'	13.99'	13.98'
C25	28°05'53"	N 64°36'52" E	43.79'	175.00'	85.82'	84.96'
C26	28°06'30"	N 36°30'41" E	43.81'	175.00'	85.85'	84.99'
C27	28°04'55"	N 08°24'58" E	43.77'	175.00'	85.77'	84.92'
C28	14°45'20"	N 13°00'09" W	22.66'	175.00'	45.07'	44.94'
C29	90°00'00"	S 24°37'11" W	25.00'	25.00'	39.27'	35.36'
C30	15°44'02"	N 61°45'10" E	24.18'	175.00'	48.06'	47.91'
C31	24°28'23"	N 41°38'57" E	37.95'	175.00'	74.75'	74.18'
C32	42°46'56"	N 08°01'18" E	68.55'	175.00'	130.67'	127.66'
C33	65°00'24"	S 18°24'27" W	15.93'	25.00'	28.36'	26.87'
C34	43°55'01"	N 28°57'08" E	21.37'	53.00'	40.62'	39.64'
C35	72°10'45"	N 29°05'45" W	38.64'	53.00'	66.77'	62.44'
C36	69°36'32"	S 80°00'37" W	36.84'	53.00'	64.39'	60.50'
C37	34°18'30"	S 28°03'05" W	16.36'	53.00'	31.74'	31.26'
C38	65°00'24"	N 43°24'02" E	15.93'	25.00'	28.36'	26.87'
C39	08°13'59"	N 81°27'26" E	43.32'	601.94'	86.50'	86.42'
C40	01°01'09"	S 76°24'49" W	5.56'	625.00'	11.12'	11.12'
C41	14°18'54"	S 87°12'35" E	111.47'	887.69'	221.78'	221.21'
C42	14°19'26"	S 87°15'50" E	76.26'	606.94'	151.73'	151.34'
C43	11°38'53"	N 82°44'50" E	63.75'	625.00'	127.06'	126.84'
C44	11°12'38"	S 85°49'24" E	61.34'	625.00'	122.29'	122.09'
C45	11°00'14"	S 74°42'58" E	60.20'	625.00'	120.03'	119.85'
C46	13°35'25"	S 62°25'08" E	74.47'	625.00'	148.25'	147.90'
C47	17°55'24"	S 46°39'44" E	98.56'	625.00'	195.51'	194.72'
C48	18°19'15"	S 28°32'25" E	100.79'	625.00'	199.85'	199.00'
C49	45°00'00"	S 51°05'18" E	41.42'	100.00'	78.54'	76.54'
C50	05°41'10"	S 16°32'12" E	31.04'	625.00'	62.03'	62.00'
C51	30°06'20"	S 01°21'33" W	47.06'	175.00'	91.95'	90.90'
C52	45°00'00"	S 06°05'18" E	41.42'	100.00'	78.54'	76.54'
C53	06°35'37"	S 76°48'21" E	34.67'	601.94'	69.27'	69.23'
C54	26°25'28"	S 86°43'16" E	51.08'	217.58'	100.35'	99.46'
C55	29°09'02"	S 88°05'03" E	156.52'	601.94'	306.25'	302.96'
C56	26°25'28"	N 86°43'16" W	56.95'	242.58'	111.88'	110.89'
C57	29°09'02"	S 88°05'03" E	150.02'	576.94'	293.53'	290.38'
C58	105°44'57"	S 38°15'27" W	33.03'	25.00'	46.14'	39.87'
C59	15°13'41"	N 83°31'05" E	90.23'	675.00'	179.40'	178.88'
C60	17°20'10"	S 60°57'06" W	49.55'	325.00'	98.34'	97.96'
C61	92°40'46"	S 81°22'37" E	26.20'	25.00'	40.44'	36.17'
C62	20°25'12"	S 24°49'38" E	85.55'	475.00'	169.29'	168.39'
C63	90°00'00"	N 24°37'11" E	25.00'	25.00'	39.27'	35.36'
C64	15°30'00"	S 12°37'49" E	71.45'	525.00'	142.03'	141.59'
C65	99°12'56"	N 54°29'18" W	29.38'	25.00'	43.29'	38.08'
C66	80°47'04"	S 35°30'42" W	21.27'	25.00'	35.25'	32.40'
C67	15°30'00"	S 12°37'49" E	64.64'	475.00'	128.50'	128.11'
C68	90°00'00"	N 65°22'49" W	25.00'	25.00'	39.27'	35.36'
C69	82°59'21"	N 28°07'30" E	110.57'	125.00'	181.05'	165.64'
C70	90°00'00"	S 59°05'46" E	25.00'	25.00'	39.27'	35.36'
C71	90°00'00"	N 03°47'32" E	25.00'	25.00'	39.27'	35.36'
C72	96°10'14"	S 83°07'21" E	27.85'	25.00'	41.96'	37.21'
C73	50°07'54"	S 09°58'17" E	11.69'	25.00'	21.87'	21.18'
C74	56°16'44"	S 13°02'42" E	28.35'	53.00'	52.06'	49.99'
C75	83°27'18"	S 82°54'43" E	47.27'	53.00'	77.20'	70.55'
C76	55°32'57"	N 68°58'56" W	65.83'	125.00'	121.19'	116.50'
C77	103°37'25"	N 31°25'53" E	158.91'	125.00'	226.07'	196.50'
C78	90°00'00"	N 65°22'49" W	25.00'	25.00'	39.27'	35.36'
C79	86°14'51"	N 08°05'12" E	23.41'	25.00'	37.63'	34.18'
C80	18°24'33"	N 60°24'54" E	44.56'	275.00'	88.36'	87.98'
C81	140°31'46"	N 14°54'15" W	147.74'	53.00'	129.99'	99.77'
C82	50°07'54"	N 60°06'11" W	11.69'	25.00'	21.87'	21.18'
C83	06°27'50"	N 76°49'13" W	40.48'	716.94'	80.88'	80.84'

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S 28°35'18" E	82.19'
L2	N 16°24'42" E	9.84'
L3	N 35°02'14" W	35.44'
L4	S 39°29'24" E	22.40'
L5	S 41°12'28" E	15.88'
L6	S 25°06'31" 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 77°20'26" W	3.13'
L12	S 04°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	15.25'
L17	N 77°20'26" E	30.00'
L18	N 14°37'02" W	6.02'
L19	N 09°56'00" W	25.00'
L20	N 12°39'34" W	25.00'
L23	S 75°54'14" W	4.28'
L24	N 09°12'58" W	46.20'
L25	N 69°37'11" E	41.47'
L26	S 35°02'14" E	25.28'
L27	N 04°52'50" W	46.31'
L28	N 20°22'49" W	10.05'
L29	S 20°22'49" E	34.05'
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°22'11" W	7.86'
L34	N 16°41'32" W	17.63'
L35	N 35°02'14" W	29.42'
L36	S 14°05'46" E	10.00'

WETLANDS LINE DATA		
NUMBER	DIRECTION	DISTANCE
L37	N 46°52'33" E	40.07'
L38	S 71°17'32" E	31.81'
L39	N 29°08'18" E	33.72'
L40	N 08°09'55" E	65.95'
L41	N 12°49'52" W	52.54'
L42	N 17°39'48" W	50.16'
L43	N 71°30'32" E	50.35'
L44	S 85°57'30" E	46.54'
L45	S 77°42'39" E	34.80'
L46	S 69°58'36" E	18.09'
L47	S 72°46'32" E	44.24'
L48	S 53°44'24" E	41.35'
L49	S 85°13'55" E	34.38'
L50	S 89°59'03" E	94.93'
L51	S 54°42'17" W	131.50'
L52	S 63°26'54" W	57.78'
L53	S 01°50'03" E	47.22'
L54	S 27°14'26" W	38.40'
L55	S 10°43'26" W	37.25'
L56	S 22°16'46" E	38.01'
L57	S 08°07'57" E	57.72'
L58	S 45°21'05" W	51.19'
L59	S 27°38'08" E	78.64'
L60	S 10°28'50" E	52.92'
L61	S 31°03'19" E	35.99'
L62	S 42°52'21" E	67.34'
L63	S 64°58'29" E	50.38'
L64	S 26°06'03" E	34.09'
L65	S 62°51'11" E	21.09'
L66	S 07°28'49" E	54.80'
L67	S 08°35'38" E	44.82'
L68	S 01°57'50" W	57.13'
L69	S 00°10'27" W	40.05'
L70	S 42°10'37" W	57.22'
L71	S 38°30'35" W	35.69'
L72	N 89°54'10" W	29.40'
L73	S 51°09'06" W	58.38'
L74	S 80°24'15" W	73.99'
L75	S 65°54'59" W	77.59'
L76	N 64°10'00" W	31.12'
L77	N 24°11'03" W	31.29'
L78	N 12°33'36" W	67.85'
L79	N 23°12'50" W	26.23'
L80	N 19°55'44" W	29.57'
L81	S 10°03'07" W	28.40'
L82	S 45°00'02" W	40.83'
L83	S 72°44'49" W	44.86'
L84	S 88°15'33" W	27.13'
L85	N 38°49'32" W	23.52'
L86	N 77°03'34" W	15.87'
L87	N 67°17'00" W	34.95'
L88	N 38°23'05" W	34.24'
L89	N 36°55'06" W	25.08'
L90	N 17°31'03" W	35.18'
L91	N 14°07'33" E	38.86'
L92	N 56°42'24" W	35.23'
L93	N 89°34'47" W	34.90'
L94	N 10°03'47" W	28.65'
L95	N 38°41'32" W	31.54'
L96	N 67°05'51" E	95.34'
L97	S 11°58'29" E	45.62'
L98	N 85°10'59" E	35.31'
L99	N 65°45'21" E	19.02'
L100	S 15°35'23" E	79.19'

Recorder of Deeds
John F. Brady
Mar. 04+2009 02:42P
Sussex County
Doc. Purchase Paid

Recorder of Deeds
John F. Brady
Mar. 04+2009 02:42P
Sussex County
Doc. Purchase Paid

PB 128-75

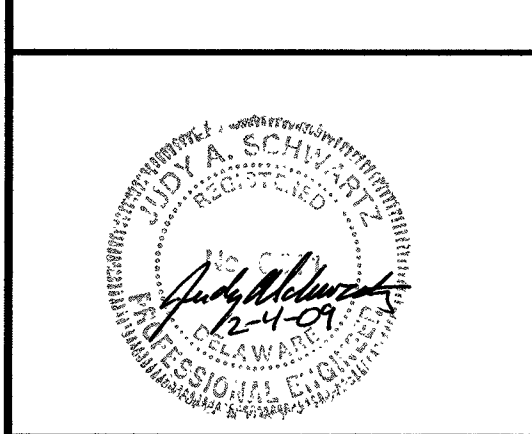
FINAL PLANS
PRINTS ISSUED FOR:
• RECORDATION

DATE	REVISIONS	NO.
10/29/04	1	1
12/10/04	2	2
8/09/05	3	3

1	S.C.E.D. COMMENTS OF 8-21-04
2	S.C.E.D. COMMENTS OF 11-24-04
3	DEVELOPMENT, ROAD NAMES CHANGED

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALESBURY, BALTIMORE, LEWES, SEAFORD, YORK
www.gmbnet.com

BRIDLEWOOD
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE



RECORD PLAN

SCALE : NONE
DESIGN BY : JWK
DRAWN BY : JWK
CHECKED BY : JWK
GMB FILE : 2003260
DATE : JUNE 2004 DRAWING 3 OF 18

G2.2