



VICINITY MAP
NOT TO SCALE

SITE DATA

- TAX MAP NO. 1-34-12-321
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- MUNICIPALITY: TOWN OF OCEAN VIEW
- TOTAL AREA: 9.8333 ACRES
- SCALE: 1"=40'
- CLASS "A" SURVEY

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNCIL OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- EXISTING ZONING- R-1
- PROPOSED ZONING- R-1
- BUILDING RESTRICTION LINE (B.R.L.)
 - A - FRONT = 25'
 - B - SIDE = 15'
 - C - REAR = 30'
- HEIGHT RESTRICTIONS- NOT TO EXCEED 3 STORIES OR 42'
- VERTICAL DATUM- NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)
- HORIZONTAL DATUM- NAD'83 (1983 NORTH AMERICAN DATUM)
- WATER PROVIDER: Town of Ocean View
- SEWER PROVIDER: Sussex County

SURVEYOR NOTES

- This plot and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.
- No title search provided or stipulated.
- Deed Book Reference:
 - Db. 3415, Pg. 284
 - Db. 4317, Pg. 294 (Parcel 321.01)
 - Db. 3879, Pg. 236 (Parcel 324)
- Plot Book Reference:
 - Pb. 38, Pg. 230
 - Pb. 40, Pg. 230 (Foreside Commons)

STANDARD LEGEND

- These standard symbols will be found in the drawing
- UNDERGROUND PIPELINE
 - 3/4" PIPE (FD)
 - CONC. MON. (FD)
 - 5/8" RE-BAR (SET)
 - 1/2" PIPE (FD)
 - UTILITY POLE
 - GUY WIRE
 - ROAD SIGN
 - EXISTING CONTOURS
 - SILT FENCE
 - EX. SPOT ELEVATION
 - TELEPHONE BOX
 - SEWER CLEAN OUT (FD)
 - SEWER MAN HOLE
 - WATER VALVE
 - CABLE BOX
 - CMP- Corrugated Metal Pipe
 - RCP- Reinforced Concrete Pipe
 - FIRE HYDRANT

FLOOD DATA This property is in Zone "X", B.F.E. 7.0' & 7.5' (shaded & non-shaded) of the Flood Insurance Rate Map, Community Panel No. 100048-100050S012-K which has an effective date of MARCH 16, 2015 and IS in a Special Flood Hazard Area.

MINOR SUBDIVISION NOTES

- Lot Nos. 1 & 2 have the right to have single access from Hickman Avenue, a private street, as shown on the minor subdivision plan.
- Lot No. 3 shall have the right to have single access from Betts Avenue, as shown on the minor subdivision plan.
- If the residual lands of the applicant are ever developed into a major subdivision, then access to these parcels may be from an internal subdivision street.
- Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distances of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
- On October 15, 2015 the Ocean View Board of Adjustment granted application V-310, a variance for lots 1 & 2, from Article VI, §140-34-A of the Land Use and Development Chapter (L.U.D.C.) of the Town Code, requiring every building or structure be on a lot adjacent to a public street.
- The private r/w will be maintained by Timothy Tribbitt and John Rhoads.

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE. I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING AND SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE SINGLE LOT DEVELOPMENT SITE PLAN CHECKLIST.

GREGORY M. HOOK, PLS 7111 Date _____
 GREGORY M. HOOK, 3248 POWELL FARM ROAD, FRANKFORD, DE 19945 302-539-7873
 PRINTED NAME AND ADDRESS PHONE NUMBER

OWNER CERTIFICATION

I, SALLY W. HICKMAN CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

SALLY W. HICKMAN Date _____
 SALLY W. HICKMAN
 PRINTED NAME AND ADDRESS PHONE NUMBER

TOWN APPROVAL

 TOWN ADMINISTRATIVE OFFICIAL SIGNATURE DATE

DATE OF ORIGINAL:	JULY 21, 2015
REVISION:	PARTIALLY REVISED FOR HEARING DATE: OCTOBER 15, 2015
REVISION:	PER TOWN'S COMMENTS DATE: DECEMBER 18, 2015
REVISION:	FLOOD LINE ADJUSTED DATE: JANUARY 13, 2016
REVISION:	DATE: _____, 2016
REVISION:	DATE: _____, 2016
REVISION:	DATE: _____, 2016
REVISION:	DATE: _____, 2016
REVISION:	DATE: _____, 2016
REVISION:	DATE: _____, 2016
Drawn by:	MICHAEL LOVELAND
Checked by:	GREGORY M. HOOK

Minor Subdivision of
 Lands of SALLY W. HICKMAN. Situated in the TOWN
 OF OCEAN VIEW. Ref: Plat Book 38, Page 230.

SEAL

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