

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT LOT TO CREATE THREE (3) NEW LOTS AND A RESIDUAL LOT.
2. THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.
3. THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.
4. THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.
5. ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNERS ASSOCIATION PRIOR TO ANY CONSTRUCTION. FRONT, SIDE AND REAR SETBACKS SHOWN PER KENT COUNTY.
6. NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.
7. THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 4-15, 4-18, 5-11, 5-27, 5-31, 6-10, & 6-11-2022, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 7823 PAGE 20 (THE CURRENT DEED OF RECORD) AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH AGRICULTURAL USE ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHT TIME FARMING OPERATIONS.
9. THIS PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS OR LAKES, AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.

**DELDOT NOTES:**

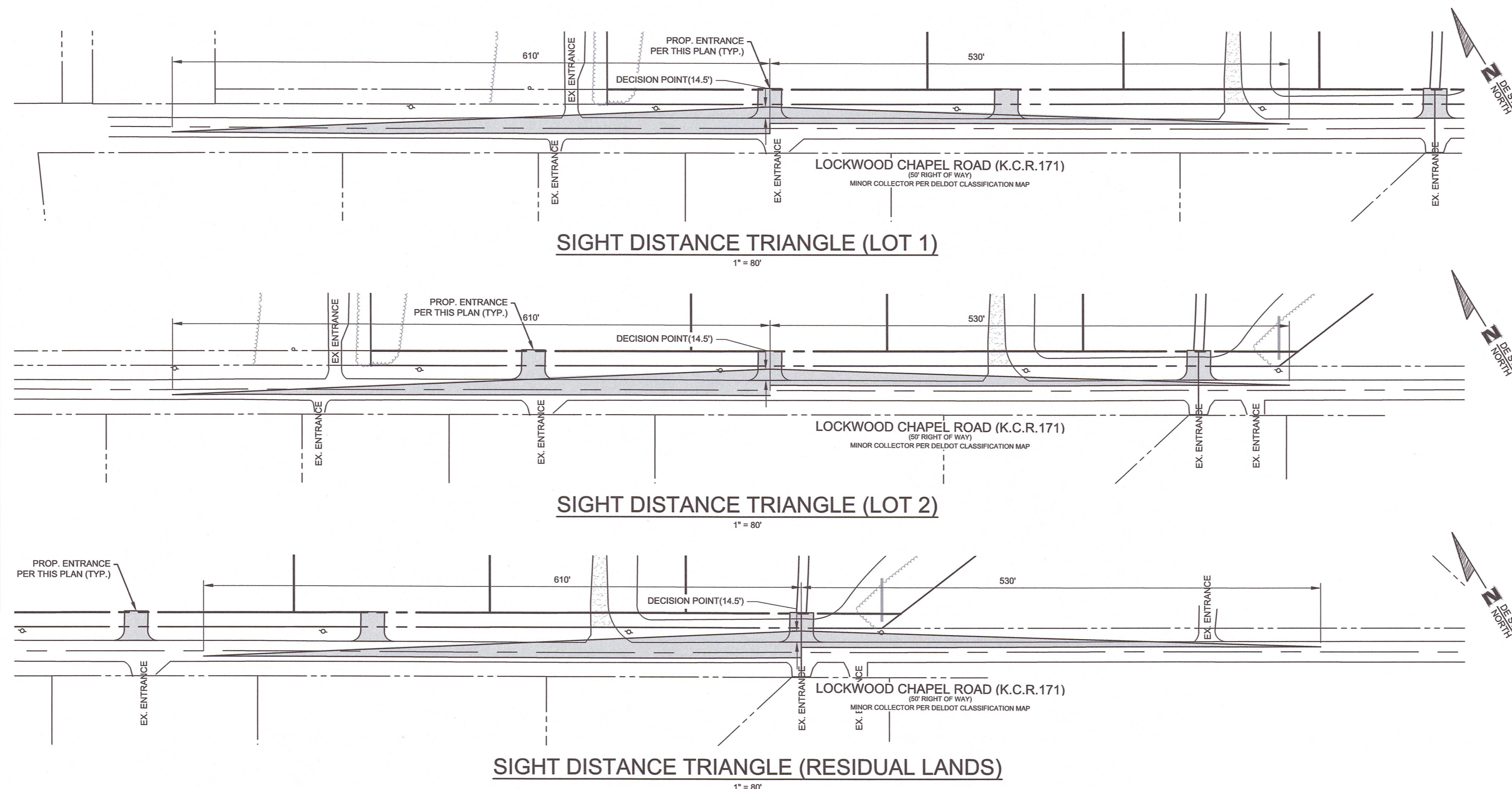
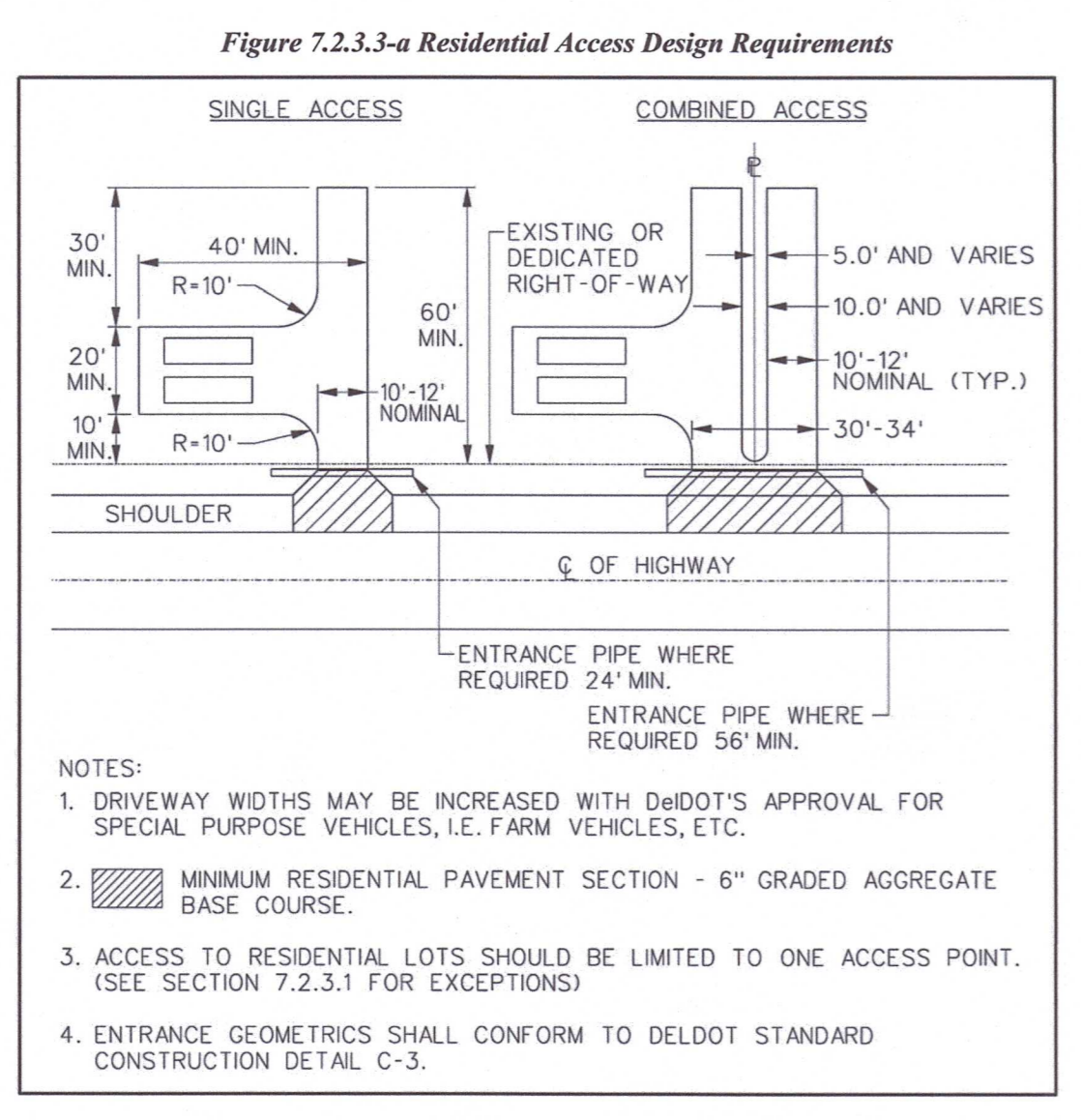
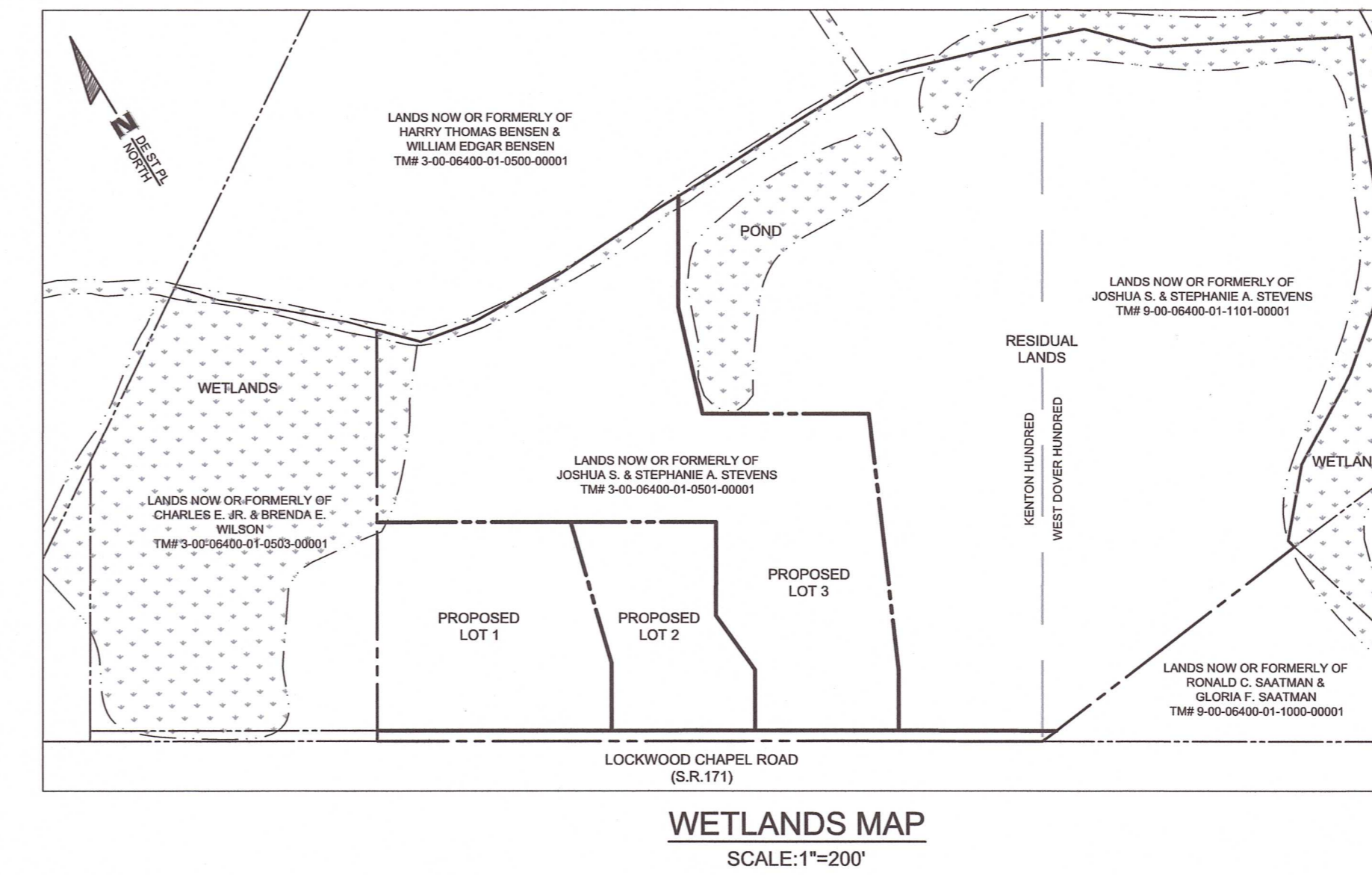
1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE 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 OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
5. REFER TO DELDOT STANDARD DETAIL M-2 FOR RIGHT-OF-WAY MONUMENTS.

# JOSHUA S. & STEPHANIE A. STEVENS

## MINOR SUBDIVISION

### HARTLY, DELAWARE

## MINOR SUBDIVISION PLAN



**KENT COUNTY PLANNING DEPARTMENT**  
VERIFIED BY: *[Signature]*  
DATE: 2/22/23

**OWNER CERTIFICATION:**

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 THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

*[Signature]* 2/22/23  
JOSHUA S. STEVENS  
1385 LOCKWOOD CHAPEL ROAD  
HARTLY, DE 19953

*[Signature]* 2/22/23  
STEPHANIE A. STEVENS  
1385 LOCKWOOD CHAPEL ROAD  
HARTLY, DE 19953

**ENGINEER CERTIFICATION:**

I, CARLTON R. SAVAGE JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION SHOWN 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.

*[Signature]* 2/22/23  
CARLTON R. SAVAGE JR., DE 046457  
DATE

RECEIVED FOR RECORD  
2/22 AD 2023  
TIME 1:55 pm  
Recorder

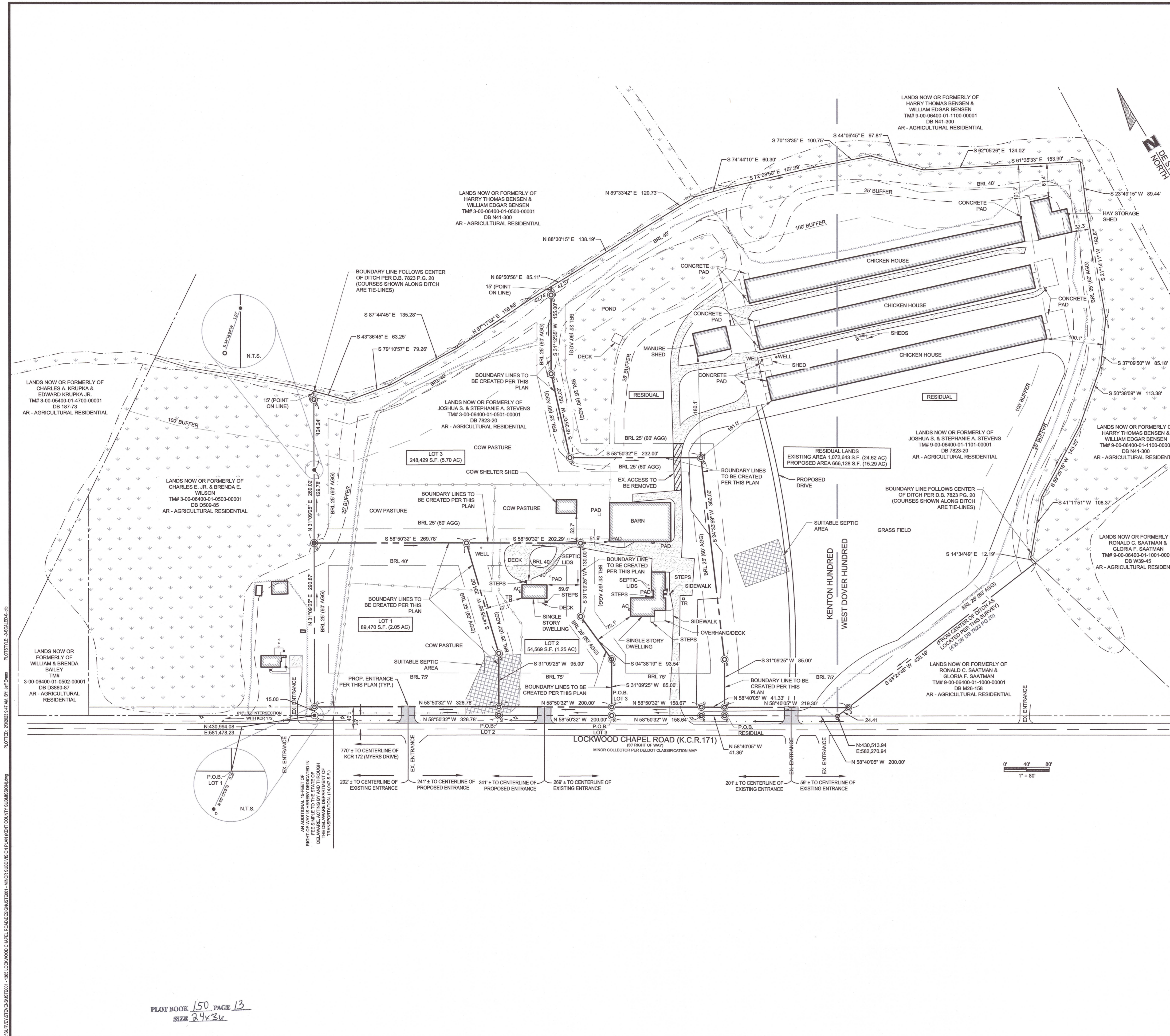
PLOT BOOK 150 PAGE 12  
SIZE 24x36

**SCALED ENGINEERING**  
20246 Coastal Highway  
Renebott Beach, DE 19871  
Phone: (302) 227-7808

PREPARED FOR  
**JOSHUA S. STEVENS & STEPHANIE A. STEVENS**  
FOR PROPERTY KNOWN AS  
1385 LOCKWOOD CHAPEL ROAD, HARTLY  
TAX MAP # 3-00-06400-01-0501-00001 & 9-00-06400-01-1101-00001  
WEST DOVER & KENTON HUNDRED, KENT COUNTY, DELAWARE

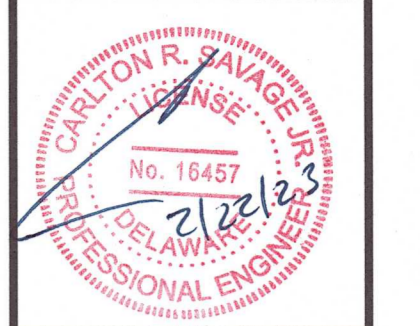
11-3-22	PER DELDOT
2-3-23	PER KCP&Z

DATE: 8/25/2022  
SCALE: 1" = 80'  
DRAWN BY: JRE  
PROJECT NO. JSTE001



- SITE DATA:**
- TAX MAP NUMBERS: ALL OF PARCEL #3-00-06400-01-0501-00001 AND ALL OF PARCEL #9-00-06400-01-1101-00001
  - OWNERS: JOSHUA S. & STEPHANIE A. STEVENS  
1385 LOCKWOOD CHAPEL ROAD  
HARTLY, DE 19953
  - ZONING: AR - AGRICULTURAL RESIDENTIAL
  - IMPERVIOUS COVERAGE: 23% MAXIMUM IMPERVIOUS AREA PER LOT
  - USE: PRESENT: AGRICULTURAL RESIDENTIAL  
PROPOSED: AGRICULTURAL RESIDENTIAL  
DENSITY: 4 TOTAL LOTS / 24.29 (TOTAL ACREAGE) = 0.16 DENSITY
  - BUILDING SETBACKS: FRONT SIDE 75' (LOCKWOOD CHAPEL ROAD)  
25' (60' AGGREGATE)  
REAR 40'
  - TOTAL NUMBER OF LOTS: EXISTING: 1  
PROPOSED: 4 (INCLUDES RESIDUAL LAND)
  - AREAS: TOTAL EXISTING 1,072,643 S.F. (24.62 AC)  
PROPOSED LOT 1: 89,470 S.F. (2.05 AC)  
PROPOSED LOT 2: 54,569 S.F. (1.25 AC)  
PROPOSED LOT 3: 248,429 S.F. (5.70 AC)  
RESIDUAL AREA: 666,128 S.F. (15.29 AC)  
RESIDUAL FRONTAGE: 219.30'  
DELDOT DEDICATION: 14,047 S.F. (0.32 AC)  
TOTAL 1,072,643 S.F. (24.62 AC)
  - AREA AFFECTED BY ADJUSTMENT: 406,515 S.F. (9.33 AC.)
  - SEWER PROVIDER: ON SITE SEPTIC
  - WATER PROVIDER: ON SITE WELL
  - THESE PROPERTIES ARE NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10001C0145H REVISED JUNE 20, 2018 (ZONE X).
  - WETLANDS ARE PRESENT ON SITE AND SHOWN PER THE DNREC NAVMAP.
  - PROPERTIES ARE OUTSIDE GROWTH ZONE PER KENT COUNTY ZONING MAP.
  - PERMANENT MONUMENTS FOUND 3 (AS SHOWN ON PLAN)  
MONUMENTS TO BE PLACED 22 (AS SHOWN ON PLAN)
  - POSTED SPEED LIMIT: 50 MPH
  - PROXIMITY TO DELDOT TID AREA: LOCATED 43 MILES WEST OF THE CHESWOLD TID AREA
  - RECHARGE AREA: GOOD & FAIR

- LEGEND:**
- IRON PIPE FOUND
  - IRON REBAR FOUND
  - ⊙ IRON REBAR FOUND DISTURBED
  - ⊕ CAPPED PIPE TO BE SET
  - SUBJECT BOUNDARY LINE
  - - - ADJOINER BOUNDARY LINE
  - PROPOSED BOUNDARY LINE
  - - - BOUNDARY LINE TO BE EXTINGUISHED
  - BRL BUILDING RESTRICTION LINE
  - FENCE
  - TOP BANK OF DITCH (BLUE LINE STREAM)
  - 100' BLUE LINE STREAM BUFFER
  - WETLAND BOUNDARY
  - 25' WETLAND BUFFER
  - TREE LINE
  - ▭ BUILDING
  - ▭ GRAVEL AREA
  - ▭ WETLANDS PER DNREC NAVMAP
  - P.O.B. POINT OF BEGINNING



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REVISIONS:

11-3-22	PER DELDOT
DATE:	8/25/2022
SCALE:	1" = 80'
DRAWN BY:	CRS
PROJECT NO.:	JSTE001

**E-2**

PLOT BOOK 150 PAGE 13  
SIZE 24x36

D:\SUBMIT\STEVENS\STJ001 - 1385 LOCKWOOD CHAPEL ROAD\DESIGN\STJ001 - MINOR SUBDIVISION PLAN\KENT COUNTY SUBMISSION.dwg  
 PLOTTED: 20220324.07 AM BY: JME  
 PLOTSTYLE: SCALED.ctb

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