

OWNER/DEVELOPER CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE EQUITABLE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS SUBDIVISION PLOT PLAN AND THAT THE STREETS, LINES, AVENUES AND PARK AREAS HEREBY SHOWN WITH THE SECTION APPROVED FOR DEVELOPMENT ARE DEDICATED FOR THE GENERAL USE OF THE TRAVELING PUBLIC AND FOR THE USE OF THE ADJOINING PROPERTY OWNERS.

PAUL ROBBINS
 SPRINGFIELD WOODS, INC.
 4343 HIGHWAY ONE, SUITE 201
 REHOBETH BEACH, DELAWARE 19971
 (302) 228-8530
 DATE

WETLANDS CERTIFICATION:
 THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MCKALEY, ENVIRONMENTAL ENGINEER, P.E., LICENSE NO. 11553, STATE OF DELAWARE. THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBDIVISIONS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE RELEVANT AGENCIES IN THE FORM OF MANUALS, BOOKS AND OTHER PUBLISHED MATERIALS. THE RESULTS OF THE FIELD INVESTIGATION AND IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILS IN REPORTS PREPARED BY JAM ECI USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO WETLANDS OF NATIONAL OR STATE INTEREST LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

JAM ECI
 PENICLER CORPORATE CENTER - 100 LAKE DRIVE, SUITE 3
 NEWARK, DELAWARE 19702
 (302) 737-9595 - FAX (302) 737-9546
 DATE

DESIGN ENGINEER/AUTHORIZED AGENT CERTIFICATION:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, ACTING AS THE AUTHORIZED AGENT FOR THE APPLICANT. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF THE TOWN OF GEORGETOWN AND LAWS OF THE STATE OF DELAWARE.

KENNETH R. CHRISTENBURY, P.E.
 DE LICENSE NO. 11553
 DATE

TOWN ENGINEER APPROVAL:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE APPROVED SUBDIVISION REGULATION OF THE TOWN OF GEORGETOWN.

PRINTED NAME SIGNATURE DATE

PLANNING COMMISSION APPROVAL:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAN HAS MET THE APPROVAL OF THE TOWN OF GEORGETOWN PLANNING COMMISSION.

PRINTED NAME SIGNATURE DATE

TOWN COUNCIL APPROVAL:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAN HAS MET THE APPROVAL OF THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN.

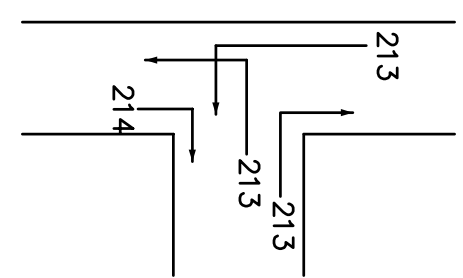
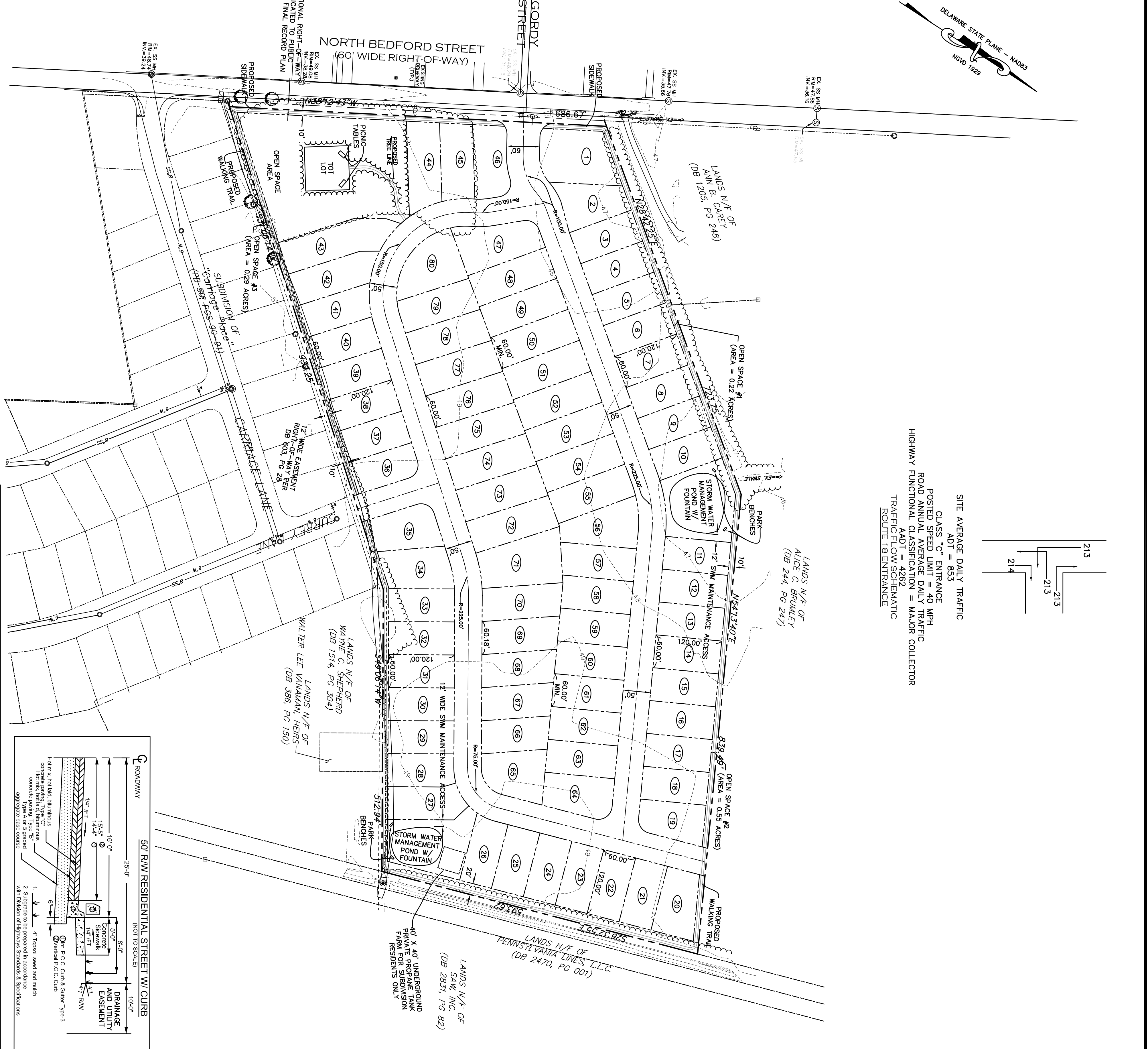
DAVID W. BARD, TOWN MANAGER
 DATE

SURVEYOR'S CERTIFICATION:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A QUALIFIED PROFESSIONAL IN THE STATE OF DELAWARE AND THAT THE EXISTING PROPERTY BOUNDARY, TOPOGRAPHY AND/OR WETLANDS LINE SHOWN ON THIS PLAN IS TRUE AND ACCURATE AND TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

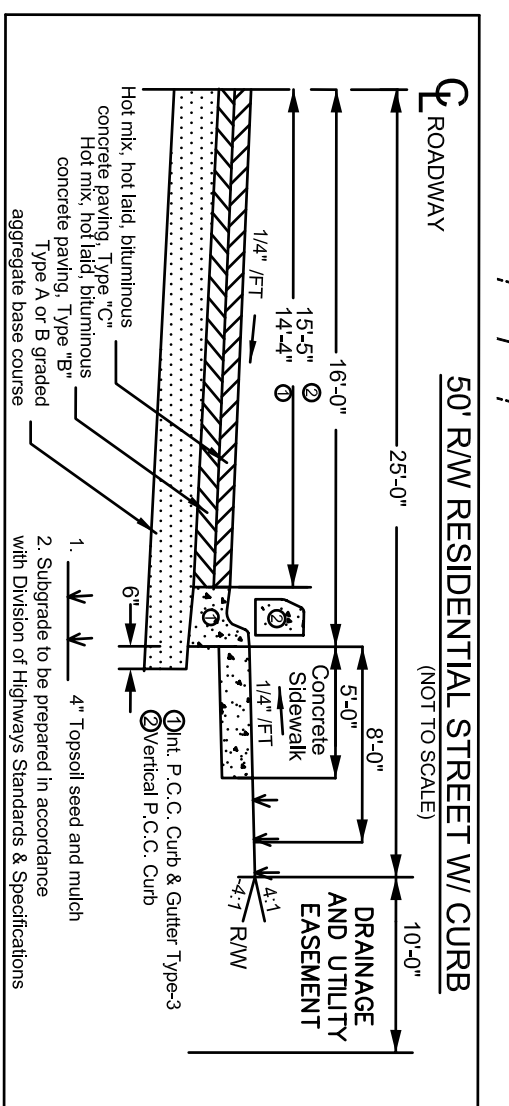
ROGER GROSS - P.E.
 MERESTONE CONSULTANTS, INC.
 19633 BLUE BIRD LANE
 REHOBOTH, DELAWARE 19971
 302-228-9880
 DATE

SURVEY NOTE:
 BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS WAS PROVIDED BY A SURVEY PREPARED BY MERESTONE CONSULTANTS, INC., AND IS NOT THE RESULT OF A FIELD SURVEY BY AXIOM ENGINEERING, LLC.

REV	DESCRIPTION OF REVISION	DATE	BY/DATE	CHECKED
1	RESPONSE TO TOWN COMMENTS	2/17/08	2/17/08	
2				
3				
4				
5				
6				
7				
8				
9				
10				



SITE AVERAGE DAILY TRAFFIC
 CLASS 'C' ENTRANCE
 ROAD SPEED AVERAGE DAILY TRAFFIC
 ADT = 853
 HIGHWAY FUNCTIONAL CLASSIFICATION = MAJOR COLLECTOR
 ADT = 4262
 TRAFFIC FLOW SCHEMATIC
 ROUTE 18 ENTRANCE



SITE DATA:

TAX MAP 1-35-14, PARCEL 87
 DEED REFERENCE - DB 217 PG 160
 AREA = 21,922 AC.
 ZONING: UR-1
 PROPOSED USE: SINGLE FAMILY DWELLINGS

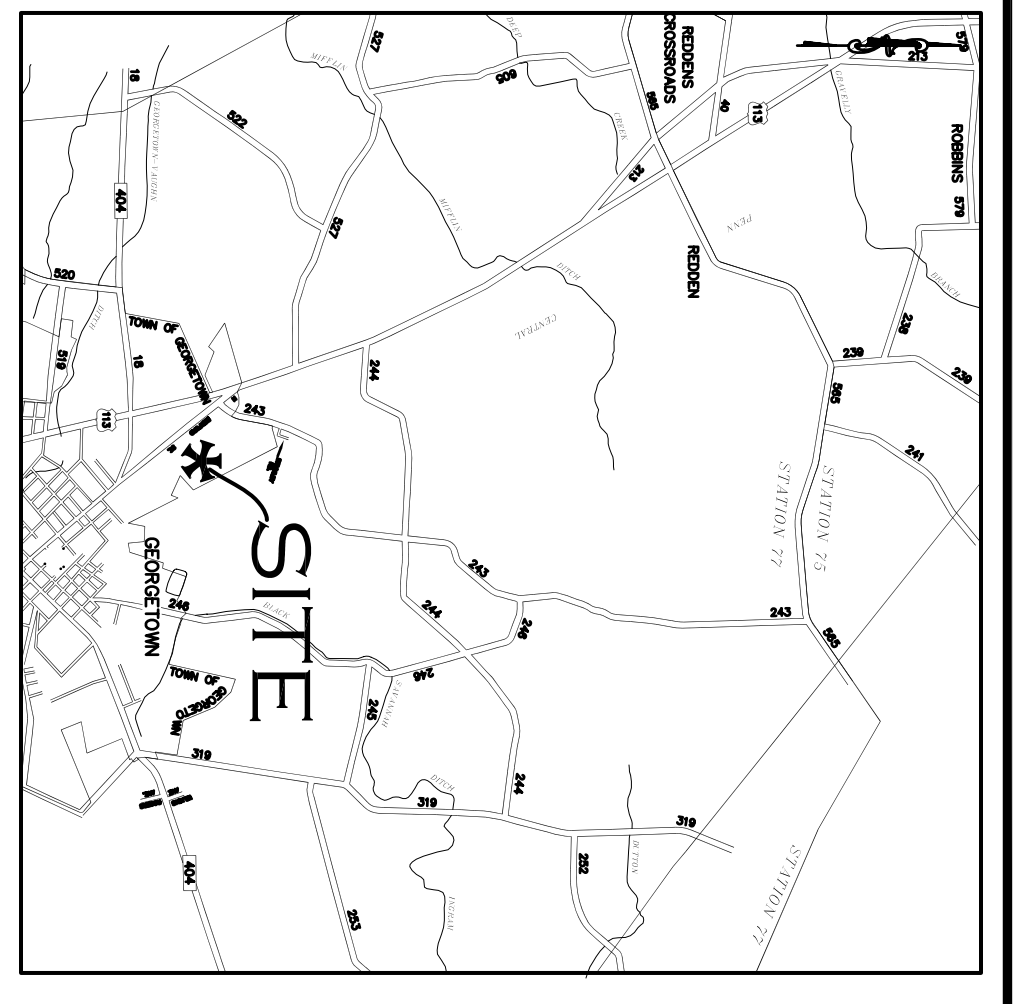
WATER SUPPLY: TOWN OF GEORGETOWN WATER SYSTEM
 WATER IS SUBJECT TO THE APPROVAL OF THE TOWN OF GEORGETOWN DEPARTMENT OF PUBLIC WORKS, THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
SEWAGE DISPOSAL: TOWN OF GEORGETOWN SANITARY SEWER SYSTEM
 SEWERAGE IS SUBJECT TO APPROVAL OF THE TOWN OF GEORGETOWN DEPARTMENT OF PUBLIC WORKS, THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES, AND ENVIRONMENTAL CONTROL.

WETLANDS ON SITE: NONE
MINIMUM LOT SIZE: 7,200 SQ. FT.
MINIMUM LOT DEPTH: 120'
MINIMUM LOT WIDTH: 60'
MINIMUM R.O.W. WIDTH: 50'
ALLOWABLE DENSITY: N/A
PROPOSED DENSITY: 3.65 UNITS/ACRE
LOT AREA: 15,022 AC. (68.5%)
STREET AREA: 3,724 AC. (17.0%)
AREA DESIGNATED TO NORTH BEDFORD ST: 0.162 AC. (1.0%)
OPEN SPACE: 3,022 AC. (13.5% > 5% REQUIRED)
TOTAL AREA: 21,922 AC.

BUILDING SETBACKS:
 FRONT: 25 FEET* (CORNER LOTS SHALL HAVE A 15' SETBACK ON THE SIDE STREET)
 SIDE: 10 FEET
 REAR: 10 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

NOTES:

FOR RESTRICTIONS AND COVENANTS AMONG THIS SUBDIVISION REFER TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN THE REGISTER OF DEEDS OFFICE IN AND FOR SUSSEX COUNTY, STATE OF DELAWARE IN DEED BOOK _____ PAGE _____ DATED _____
 FOR THE MAINTENANCE AND OPERATION OF SURFACE DRAINAGE FACILITIES, FORESTED BUFFER STRIPS OR OTHER IMPROVEMENTS WHICH MAY BE APPLICABLE REFER TO THE DECLARATION OF COVENANTS AND RESTRICTIONS. THE STREETS WITHIN THIS SUBDIVISION ARE TO BE DEDICATED TO PUBLIC USE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF GEORGETOWN MINIMUM STANDARDS AND SPECIFICATIONS.
 SANITARY SEWER AND WATER SUPPLY FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS AND SHALL BE DEDICATED TO THE TOWN UPON THEIR ACCEPTANCE OF THE PRESENTATION REGULATIONS.
 ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT. ALL PERMETER LOT LINES SHALL HAVE TEN (10) FOOT EASEMENTS ALONG THE INTERIOR SIDE OF THE EXTERIOR SIDE OF THE RIGHT-OF-WAY.
 MOBILE AND MANUFACTURED HOMES ARE PROHIBITED FROM BEING USED AS DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS.
 THIS PROPERTY MAY BE LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH THE USE OF PESTICIDES, FERTILIZERS, AND OTHER AGRICULTURAL CHEMICALS AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND EMPLOYMENT OF FERTILIZERS, PESTICIDES, AND OTHER AGRICULTURAL CHEMICALS, AND THE USE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL NECESSARY PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE FINAL SUBDIVISION PLAN HAS BEEN APPROVED AND RECORDED.
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREBY APPLICABLE.
 BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1609503030, DATED JANUARY 6, 2005, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE 'X' (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.



AXIOM ENGINEERING L.L.C.
 6 WEST MARKET ST SUITE 1B
 GEORGETOWN, DE 19947
 PHONE: (302) 855-0810
 FAX: (302) 855-0812
 EMAIL: AXIOM@AXIOM.COM

CONCEPTUAL SUBDIVISION PLAN
 PROJECT NO: 00340501
 DRAWINGS: CP-1
 SHEET: 1 OF 1