

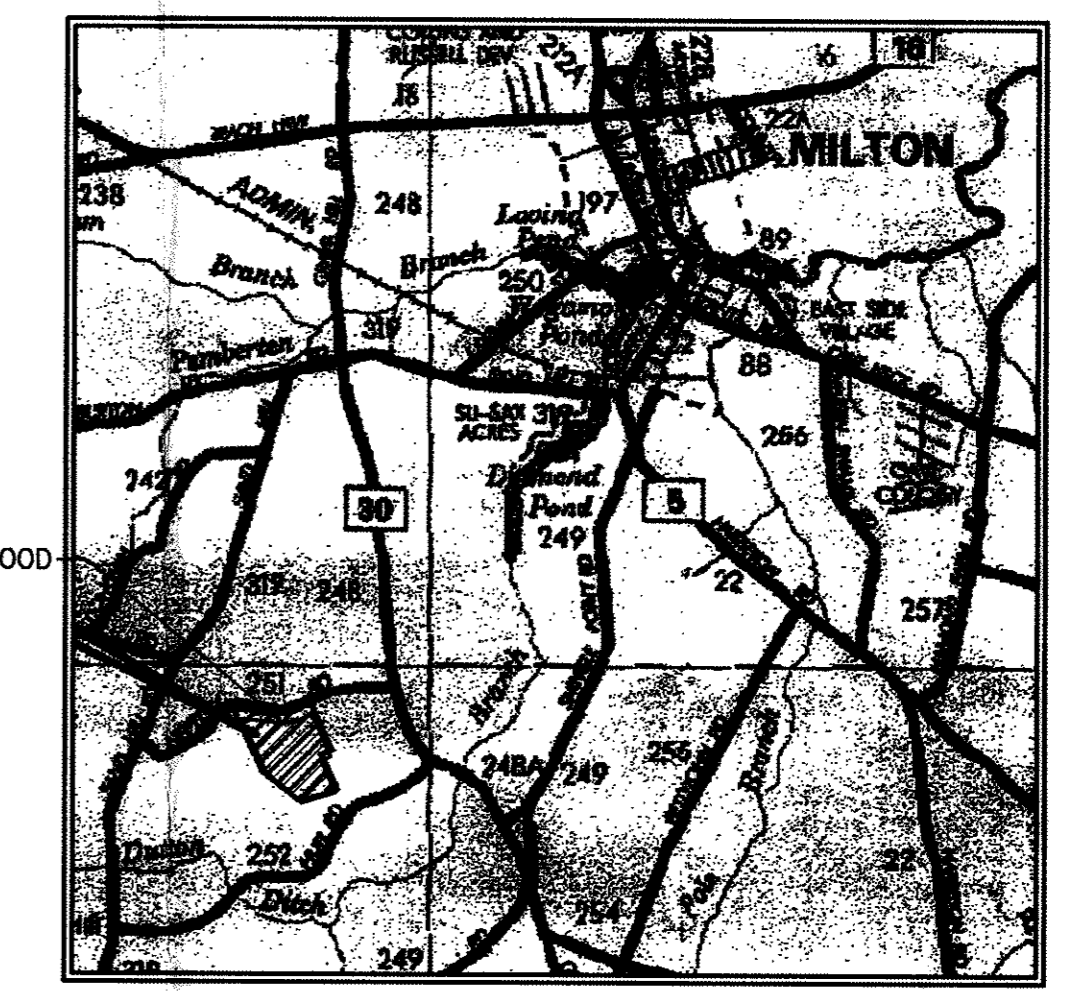
PEN1-BLK 008 INCHES (1.0mm)
 PEN2-YELLOW 007 INCHES (1.8mm)
 PEN3-GREEN 010 INCHES (2.5mm)
 PEN4-BLUE 014 INCHES (3.6mm)
 PEN5-BLUE 020 INCHES (5.0mm)
 PEN6-BLUE 027 INCHES (7.0mm)
 PEN7-MAGENTA 030 INCHES (7.6mm)

GENERAL NOTES

1. PERIMETER BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM SURVEYS PREPARED BY COAST SURVEY, INC. DATED APRIL 2, 2003. VERTICAL CONTROL IS BASED UPON NVD29. WETLAND DELINEATIONS WERE PERFORMED BY ENVIRONMENTAL RESOURCES INC.

SITE DATA TABLE

APPLICANT AND CONTRACT OWNER:	FRANCIS GONZON 35704 SPINNAKER CIRCLE LEWES, DELAWARE 19958
CURRENT OWNER:	NEPTUNE CANYON LLC 35704 SPINNAKER CIRCLE LEWES, DELAWARE 19958
SURVEYOR:	COAST SURVEY, INC. P.O. BOX 117 NASSAU, DE 19969
ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN STREET SALISBURY, MARYLAND 21801
SITE DATA	
TOTAL SITE AREA	85.87 ACRES
ZONING DISTRICT	AR-1
FLOOD ZONE	ZONE X PER PANEL 10005C0325 F
TOTAL NUMBER OF UNITS	73 SINGLE FAMILY LOTS
SETBACKS	
MINIMUM FRONT YARD SETBACK	30'-0"
MINIMUM SIDE YARD SETBACK	15'-0"
MINIMUM REAR YARD SETBACK	20'-0"
UTILITIES	
INDIVIDUAL WELLS	
INDIVIDUAL SEPTIC SYSTEMS	



LOCATION MAP
1" = ONE MILE

Sheet Number	Sheet Title
C-1	POND AS-BUILT PLAN VIEW
C-2	POND AS-BUILT PROFILE & DETAILS

ENGINEERS CERTIFICATION:

"I, Stephen L. Marsh, 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."

Engineer's Signature _____ Date _____

NOTES:

- ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
- MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
- MAINTENANCE OF STORM DRAIN AND STORMWATER MANagements FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN WITHIN INDICATED DELDOT RIGHTS OF WAY ONLY.
- SURVEY PROVIDED BY BECKER MORGAN GROUP, LLC MAY 2005 FOR THE GOLF AREA PONDS. ADDITIONAL SURVEY FOR REMAINING PONDS PROVIDED BY BECKER MORGAN GROUP, LLC JUNE 2007 AND SUPPLEMENTED WITH ADDITIONAL SURVEY BY GEORGE, MILES AND BUHR, LLC JULY 2007.
- SECTION 404 WETLAND ACTIVITIES APPROVED PER U.S.A.C.O.E. PERMIT CENAP-OP-R-200101204-1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP-349/02, WQC 349/02, SL-349/02, AND WE-0350/02, ISSUED 5/13/03.
- WETLAND LINES SHOWN ON PRELIMINARY SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, LLC AS APPROVED UNDER PERMITS LISTED ABOVE.

PRINTS ISSUED FOR: AS-BUILT	
DATE	
REVISIONS	
NO.	

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY - BALTIMORE - LEWES - SEAFORD - YORK
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-4444
 www.gmbnet.com

BRIDLEWOOD
 BROADKILL HUNDRED
 SUSSEX COUNTY, DELAWARE

POND AS-BUILT PLAN VIEW

SCALE : 1:50	SHEET NO.
DESIGN BY : SLM	C-1
DRAWN BY :	
CHECKED BY :	
GMB FILE : 2003260	
DATE : FEB 2009	

