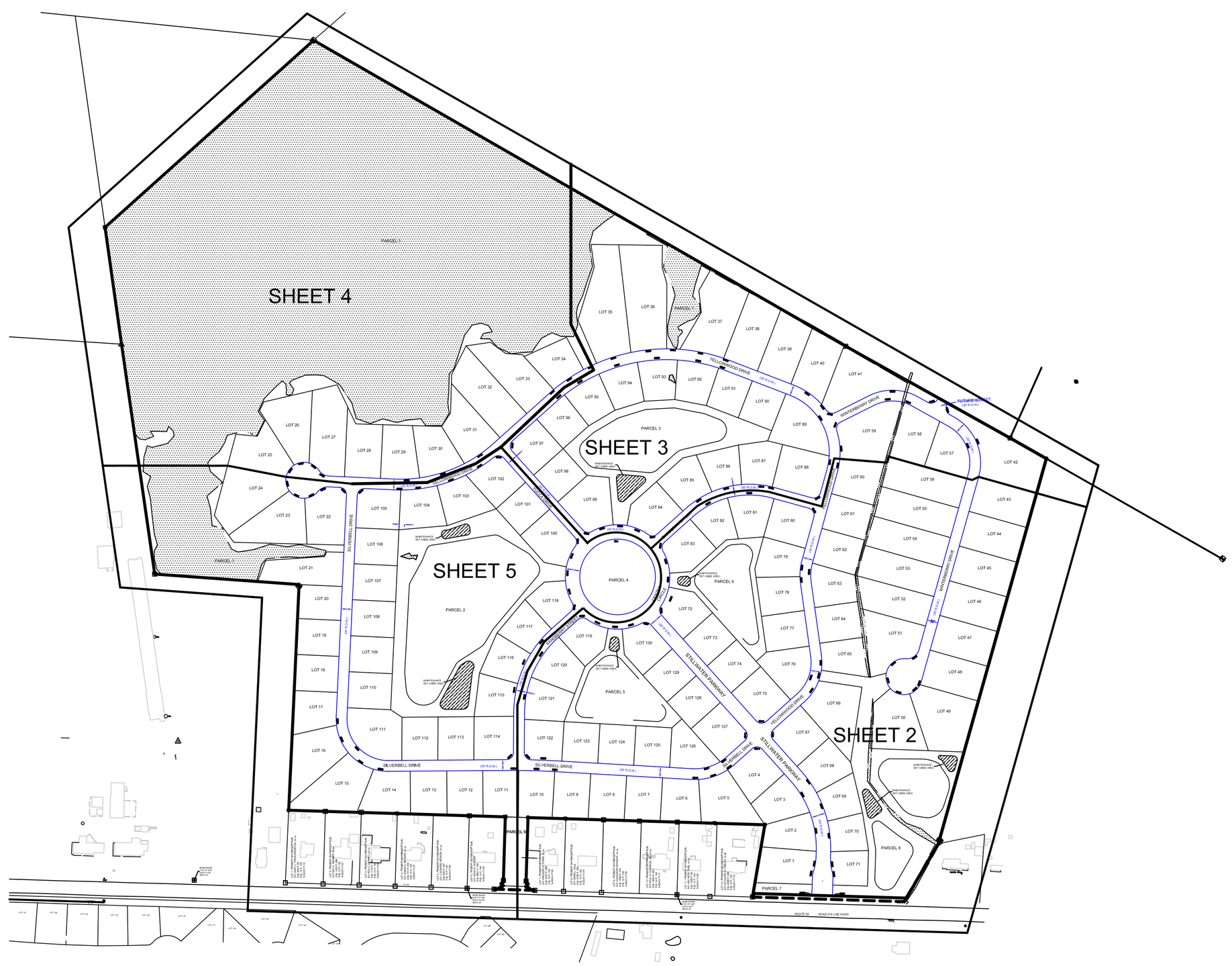

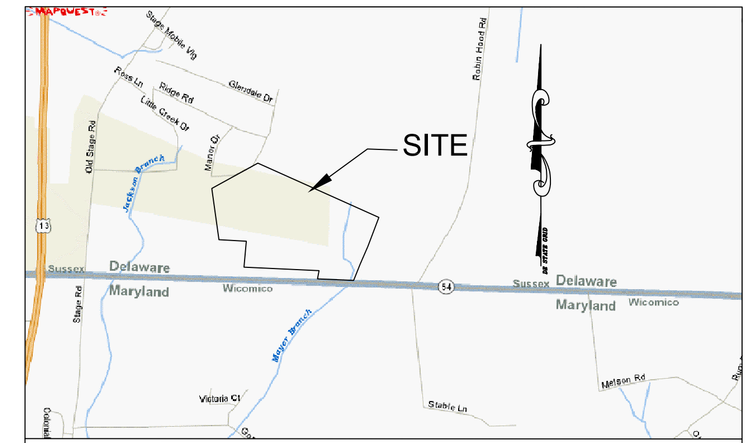

VICINITY MAP SCALE: 1"=2000'

SITE DATA:

1. OWNER/ APPLICANT: STILLWATER GROUP, LLC
JOHN A. DAVIS
1800 SWEET BAY DRIVE
SALISBURY, MARYLAND 21804
PHONE: 410-742-4757
FAX: 410-742-9958
2. ENGINEER/SURVEYOR: FULLER HALL & ASSOCIATES, INC.
3003 MERRITT MILL ROAD
SALISBURY, MARYLAND 21804
PHONE: 410-572-8833
FAX: 410-341-3970
3. PROPERTY MAP NO. 5-32-21-17
4. CURRENT ZONING: R-2
5. SETBACKS:
FRONT: 25'
REAR : 30'
SIDE (INTERIOR LOT) : 10'
SIDE (CORNER LOT) : 15'
6. SITE AREA: 88.77 ACRES
TOTAL AREA OF LOTS: 43.89 ± ACRES
AREA OF OPEN SPACE: 37.42 ± ACRES
AREA OF ROAD: 6.73 ± ACRES
9. LINEAR FEET OF NEW ROADWAY: 8,910 ±
10. NUMBER OF LOTS: 130
AVERAGE LOT SIZE: 0.34 ± ACRES
11. SOILS: Em - ELKTON SANDY LOAM - TYPE "C"
KfA - KEYPORT FINE LOAMY SAND
EvA, EvB - EVESBORO LOAMY SAND
KbA - KENANSVILLE LOAMY SAND
Wo - WOODSTOWN SANDY LOAM
12. BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 10005CO575 F, PANEL 575 OF 660, WITH AN EFFECTIVE DATE OF JUNE 16, 1995, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOODING AND IS NOT LOCATED WITHIN THE 500 YEAR FLOODPLAIN.

GENERAL NOTES:

1. A PUBLIC WORKS AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN OF DELMAR HAS BEEN PREPARED AND IS ON FILE WITH THE TOWN OF DELMAR. THE DEVELOPER AGREES TO ABIDE BY THE PUBLICS WORKS AGREEMENT.
2. THE DEVELOPER SHALL FURNISH AND INSTALL LIGHT FIXTURES THROUGHOUT THE PROJECT. LEASED FIXTURES ARE NOT ACCEPTABLE. THE LIGHT FIXTURES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE TOWN OF DELMAR WILL BE RESPONSIBLE FOR ENERGY CHARGES ASSOCIATED WITH THE INSTALLATION IN THE FUTURE.
3. ALL OPEN SPACE PARCELS, OUTPARCELS, AND STORMWATER MANAGEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. PARCELS 17.02 AND 17.04 HAVE LEGAL ACCESS TO OPEN SPACE PARCEL 9 FOR THE PURPOSE OF INGRESS AND EGRESS TO LINE ROAD (RT. 54). AFTER CONSTRUCTION OF UTILITY LINES IN SAID OPEN SPACE PARCEL 9, SURFACE GRADE WILL BE STABILIZED WITH AN APPROVED MATERIAL FROM LINE ROAD (RT. 54) TO THE PROPOSED INTERIOR STREET (SILVERBELL DRIVE). ADJOINING PROPERTY OWNERS WILL RETAIN LEGAL ACCESS TO PRIVATE DRIVEWAYS THROUGH AN INGRESS/EGRESS & UTILITY EASEMENT WITHIN OPEN SPACE PARCEL 9.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

0' 200' 400' 600'

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8). WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR,3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL), THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

EDWARD M, LAUNAY, PROFESSIONAL WETLAND SCIENTIST DATE
NO.875 - SOCIETY OF WETLAND SCIENTISTS
(CORPS OF ENGINEERS CERTIFIED WETLAND DELINEATOR WDCP93MD051003613)
EVIRONMENTAL RESOURCES, INC.

OWNER'S & SURVEYOR'S CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF "SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND" LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

STILLWATER GROUP, LLC DATE
JOHN A. DAVIS, P.E.
1800 SWEET BAY DRIVE
SALISBURY, MARYLAND 21804
PHONE: 410-742-4757
FAX: 410-742-9958

BARRY M. HALL, PROFESSIONAL LAND SURVEYOR DATE
DELAWARE #618

APPROVALS

FINAL PLAT APPROVAL CERTIFIES THAT THE SUBDIVISION HAS BEEN REVIEWED FOR STORM WATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.

MAYOR & COMMISSIONER OF DELMAR, DELAWARE

MAYOR, TOWN OF DELMAR, DELAWARE DATE

PLANNING & ZONING COMMISSION OF DELMAR, DELAWARE

COMMISSION CHAIRMAN DATE

TOWN OF DELMAR, ENGINEER DATE

Fuller Hall & ASSOCIATES, INC.
3003 MERRITT MILL ROAD
SALISBURY, MARYLAND 21804
PHONE: 410-572-8833
FAX: 410-341-3970
ENGINEERING SURVEYING PLANNING

REVISIONS	
DATE	REVISED FOR:
8/7/06	DBF COMMENTS 7/18/06

STILLWATER

LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

FINAL PLAT

DRAWN BY: J.A.M.	DATE: 4/10/2006
JOB NUMBER: 2005-188	1 OF 5
SCALE: 1"=200'	