



SEWERS - SEPTIC SYSTEM, SUBJECT TO APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF NEW CASTLE COUNTY

WATER - ARTESIAN WATER COMPANY SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH

STREETS - SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

ZONING - R-2, R-1B

MINIMUM LOT SIZE - 32670 SQ. FT. = 3/4 ACRE

DATUM - USC & G.S.

NUMBER OF LOTS - 63

AREAS - EXCEPTION LOTS DEDICATED BY THIS PLAN

AREAS	EXCEPTION LOTS DEDICATED BY THIS PLAN	6.241 AC.	57.357 AC.	8.7%	79.6%
TOTAL		72.012 AC.	100.0%		

MONUMENTS - EXISTING 4, PROPOSED 26

TYPICAL LOT SIZE - 220' x 150' = 3/4 ACRE +

AVERAGE LOT AREA - 39,640 SQ. FT.

LINEAL FEET OF PROPOSED STREETS

LINEAL FEET OF PROPOSED STREETS	50' WIDE	67'5" WIDE	80' WIDE
	6775'	255'	

S.D. NO. 73-368
BLOCK MAP 9-2-5
STREET PLANS 7 & 8
RECORD
MAJOR SUBDIVISION PLAN

LAMBETH RIDING

MILL CREEK HD., NEW CASTLE CO.
DELAWARE
JUNE 12, 1974
SCALE 1" = 100'
0 100 200 400
HOWARD L. ROBERTSON C.E.
704 BRANDYWINE BLVD.
WILMINGTON, DELAWARE 19809

CERTIFICATION OF ACCURACY
I, HOWARD L. ROBERTSON C.E. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON CONSISTING OF ONE SHEET REPRESENTS A SURVEY MADE BY ME AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF SUBDIVIDED LANDS AND THAT EXISTING MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN

CERTIFICATION OF OWNERSHIP
WE, ALICE COX FRASER & ANNE FLINN COX (NOW KNOWN AS CAIN) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF NEW CASTLE COUNTY AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL PROPOSED MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN

DATE _____ HOWARD L. ROBERTSON C.E. DATE _____
OWNER
GILPIN-VAN TRUMPI MONTGOMERY INC.
1414 NORTH DU PONT ST.
WILMINGTON, DELAWARE
OWNER
ALICE COX FRASER &
ANNE FLINN COX (NOW KNOWN AS CAIN)

THE FOLLOWING AREAS ARE TO BE MAINTAINED ACCORDING TO THE PROVISIONS OF COUNTY ORDINANCE NO. 73-103 SECTION 7.231 ALSO REFERRED TO AS SECTION 20-70 (C) OF THE SUBDIVISION CODES:

LANDSCAPE AREAS
LANDSCAPE PLANTINGS

ALL FIRE LANES FIRE HYDRANTS SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND OR PROTECTED IN ACCORDANCE WITH THE STANDARD FOR COMPLIANCE WITH NEW CASTLE COUNTY ORDINANCE NO. 71-103

THERE WILL BE NO VEHICULAR INGRESS OR EGRESS FROM LOTS 1, 2, 3, 4 & 44 FROM CROSSAN ROAD

APPROVED _____ DATE _____ BY _____ PLANNING DIRECTOR FOR DEPARTMENT OF PLANNING OF NEW CASTLE COUNTY.

APPROVED _____ DATE _____ BY _____ PRESIDENT OF COUNCIL FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY. MICROFILM NO. 27-59

SOURCE OF TITLE 1956 REGISTER OF WILLS FILE NO. 35748 DIVISING THE FARM TO ALICE COX FRASER AND ANNE FLINN COX (NOW KNOWN AS CAIN).

DRAWN BY _____ DATE _____
CHECKED BY _____ DATE _____