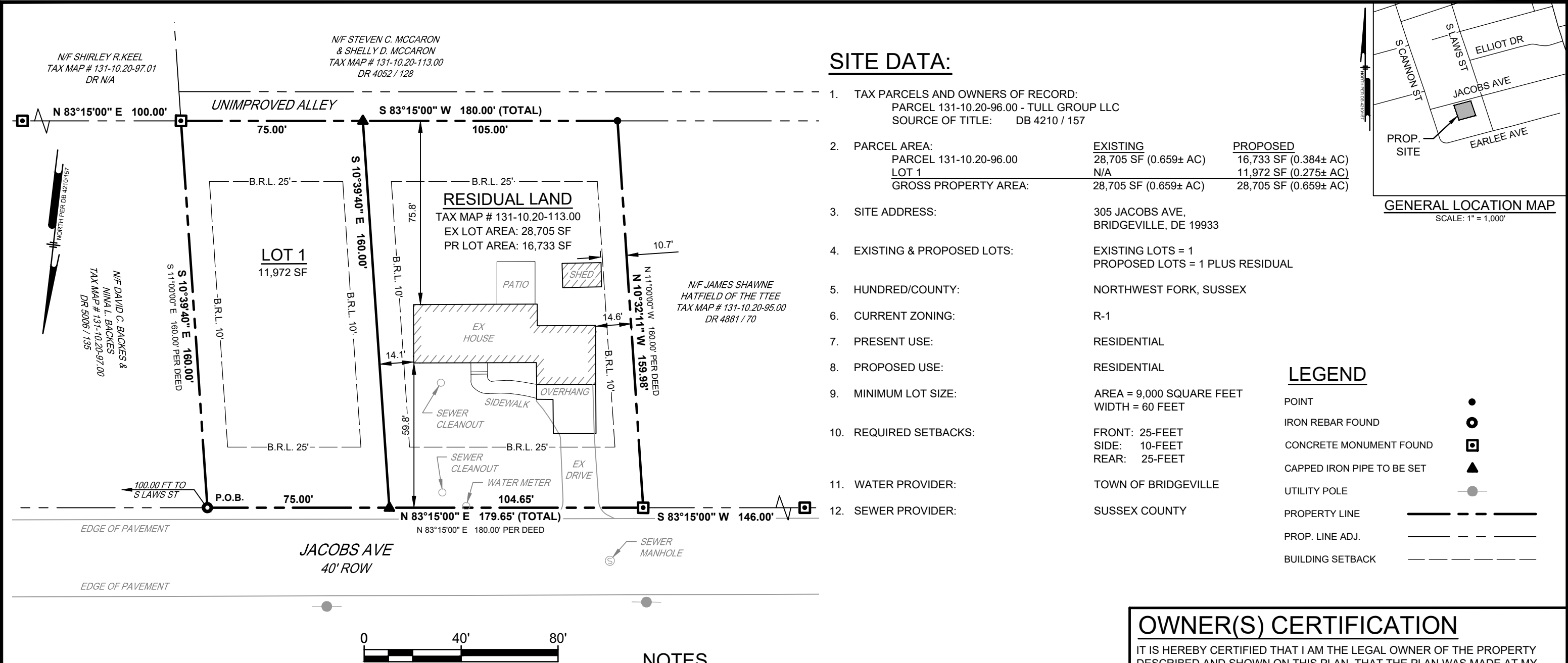




SITE DATA:

1. TAX PARCELS AND OWNERS OF RECORD:
PARCEL 131-10.20-96.00 - TULL GROUP LLC
SOURCE OF TITLE: DB 4210 / 157

2. PARCEL AREA:
PARCEL 131-10.20-96.00
LOT 1
GROSS PROPERTY AREA:

EXISTING	PROPOSED
28,705 SF (0.659± AC)	16,733 SF (0.384± AC)
N/A	11,972 SF (0.275± AC)
28,705 SF (0.659± AC)	28,705 SF (0.659± AC)

3. SITE ADDRESS:
305 JACOBS AVE,
BRIDGEVILLE, DE 19933

4. EXISTING & PROPOSED LOTS:
EXISTING LOTS = 1
PROPOSED LOTS = 1 PLUS RESIDUAL

5. HUNDRED/COUNTY:
NORTHWEST FORK, SUSSEX

6. CURRENT ZONING:
R-1

7. PRESENT USE:
RESIDENTIAL

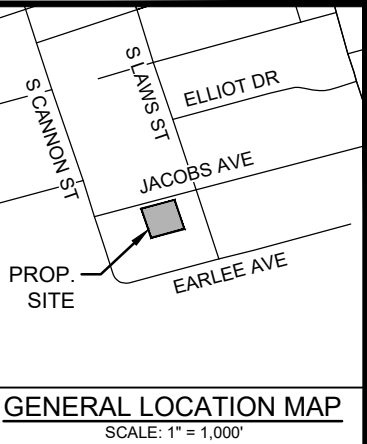
8. PROPOSED USE:
RESIDENTIAL

9. MINIMUM LOT SIZE:
AREA = 9,000 SQUARE FEET
WIDTH = 60 FEET

10. REQUIRED SETBACKS:
FRONT: 25-FEET
SIDE: 10-FEET
REAR: 25-FEET

11. WATER PROVIDER:
TOWN OF BRIDGEVILLE

12. SEWER PROVIDER:
SUSSEX COUNTY



ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

EDWIN TENNEFOSS, P.E. (DE LICENSE NO. #12895)
39 COMMERCE STREET
HARRINGTON, DE 19952
PHONE (302) 542-0774

DATE

NOTES

1. LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS.

2. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

3. THIS PROPERTY IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP NUMBER 100032 EFFECTIVE DATE: JUNE 20, 2018

SITEWORKS
ENGINEERING LLC
PO BOX 2, 39 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

SCALE: 1" = 40'
PLAN DATE: 9/24/25
SURVEY DATE: 9/22/25
SHEET 1 OF 1
DRAWN BY: EJT
REVIEW BY: ET
JOB NO. : 25-749

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

TULL GROUP LLC
PO BOX 418,
SEAFORD, DE 19973

DATE

MINOR SUBDIVISION PLAN

305 JACOBS AVE, BRIDGEVILLE, DE 19933
TAX MAP #: 131-10.20-96.00
NORTHWEST FORK HUNDRED - TOWN OF BRIDGEVILLE
SUSSEX COUNTY - STATE OF DELAWARE
OWNED BY & PREPARED FOR: TULL GROUP LLC