

DATA COLUMN:		
KENT PROPERTY ID # - ALL OF:	ED-05-077.09-05-41.00-000	
ZONING CLASSIFICATION:		R8
-- ZONE "R8" SETBACKS:		
FRONT YARD SETBACK:		25'
SIDE YARD SETBACK:	10' - 20' AGG.	
REAR YARD SETBACK:		30'
PROPOSED LOT #1 ACREAGE:		
PROPOSED LOT #2 ACREAGE:	10.854 SQ. FT. +/-	
PROPOSED LOT #3 ACREAGE:	9.356 SQ. FT. +/-	
PROPOSED LOT #3 ACREAGE:	9.265 SQ. FT. +/-	
TOTAL ACREAGE PRIOR TO SUBDIVISION:	29.475 SQ. FT. +/-	
PERMITTED IMPERVIOUS COVERAGE:		
MONUMENTS FOUND:		1
MONUMENTS PROPOSED:		7
WASTEWATER:	CITY OF DOVER	
WATER:	CITY OF DOVER	
RELATION TO GROWTH ZONE:	INSIDE	
FEMA MAP PANEL NUMBER:	#10001C0169J - SEE NOTE #7	
EASEMENTS:	(2) DRIVE EASEMENTS CREATED AND SHOWN	
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	RESIDENTIAL	
WETLANDS:	NONE	
WOODLANDS:	NONE	
WATER COURSES - i.e. STREAM, DITCHES, etc.:	NONE	
OWNERS:		
HORIZON PROPERTY INVESTMENTS, LLC		
PO BOX 491, CAMDEN-WYOMING, DELAWARE 19934		

DATA COLUMN - LOT #1		
BOARD OF ADJUSTMENT INFORMATION:		
(#519 KERBIN STREET)		
LOT AREA - REQUIRED:		
LOT AREA - PROPOSED:	8,000 SQ. FT.	
LOT AREA - PROPOSED:	10,854 SQ. FT. ±	
LOT WIDTH - REQUIRED:		
LOT WIDTH - PROPOSED:	70'	
LOT WIDTH - PROPOSED:	66.50'	
LOT DEPTH - REQUIRED:		
LOT DEPTH - PROPOSED:	100'	
LOT DEPTH - PROPOSED:	148.26'	
LOT COVERAGE - PERMITTED:		
LOT COVERAGE - PROPOSED:	3,799 SQ. FT. ± (35%)	
LOT COVERAGE - PROPOSED:	2,206 SQ. FT. ± (20%)	
-- ZONE R8 SETBACKS:		
FRONT - REQUIRED:		25'
FRONT - HOME:		40.7'
SIDE - REQUIRED:	10' - 20' AGG	
SIDE - LEFT - HOME:	20.1'	
SIDE - RIGHT - HOME:	12.9' - 33.0' AGG.	
SIDE/REAR - ACCESSORY STRUCTURE - REQUIRED:		5'
SIDE - ACCESSORY STRUCTURE - SHED:		14.7'±
REAR - ACCESSORY STRUCTURE - SHED:		18.9'±

DATA COLUMN - LOT #2		
BOARD OF ADJUSTMENT INFORMATION:		
(#527 KERBIN STREET)		
LOT AREA - REQUIRED:		
LOT AREA - PROPOSED:	8,000 SQ. FT.	
LOT AREA - PROPOSED:	9,356 SQ. FT. ±	
LOT WIDTH - REQUIRED:		
LOT WIDTH - PROPOSED:	70'	
LOT WIDTH - PROPOSED:	62.94'	
LOT DEPTH - REQUIRED:		
LOT DEPTH - PROPOSED:	100'	
LOT DEPTH - PROPOSED:	150.06'	
LOT COVERAGE - PERMITTED:		
LOT COVERAGE - PROPOSED:	3,275 SQ. FT. ± (35%)	
LOT COVERAGE - PROPOSED:	2,424 SQ. FT. ± (26%)	
-- ZONE R8 SETBACKS:		
FRONT - REQUIRED:		25'
FRONT - HOME:		40.0'
SIDE - REQUIRED:	10' - 20' AGG	
SIDE - LEFT - HOME:	12.9'	
SIDE - RIGHT - HOME:	12.9' - 25.8' AGG.	
SIDE/REAR - ACCESSORY STRUCTURE - REQUIRED:		5'
SIDE - ACCESSORY STRUCTURE - SHED:		7.8'±
REAR - ACCESSORY STRUCTURE - SHED:		19.6'±

DATA COLUMN - LOT #3		
BOARD OF ADJUSTMENT INFORMATION:		
(#533 KERBIN STREET)		
LOT AREA - REQUIRED:		
LOT AREA - PROPOSED:	8,000 SQ. FT.	
LOT AREA - PROPOSED:	9,265 SQ. FT. ±	
LOT WIDTH - REQUIRED:		
LOT WIDTH - PROPOSED:	70'	
LOT WIDTH - PROPOSED:	61.80'	
LOT DEPTH - REQUIRED:		
LOT DEPTH - PROPOSED:	100'	
LOT DEPTH - PROPOSED:	151.92'	
LOT COVERAGE - PERMITTED:		
LOT COVERAGE - PROPOSED:	3,243 SQ. FT. ± (35%)	
LOT COVERAGE - PROPOSED:	4,097 SQ. FT. ± (44%)	
-- ZONE R8 SETBACKS:		
FRONT - REQUIRED:		25'
FRONT - HOME:		40.0'
SIDE - REQUIRED:	10' - 20' AGG	
SIDE - LEFT - HOME:	12.9'	
SIDE - RIGHT - HOME:	9.4' - 22.3' AGG.	
SIDE/REAR - ACCESSORY STRUCTURE - REQUIRED:		5'
SIDE - ACCESSORY STRUCTURE - GARAGE:		5.5'
REAR - ACCESSORY STRUCTURE - GARAGE:		5.9'

OWNERS CERTIFICATION - MINOR SUBDIVISION:

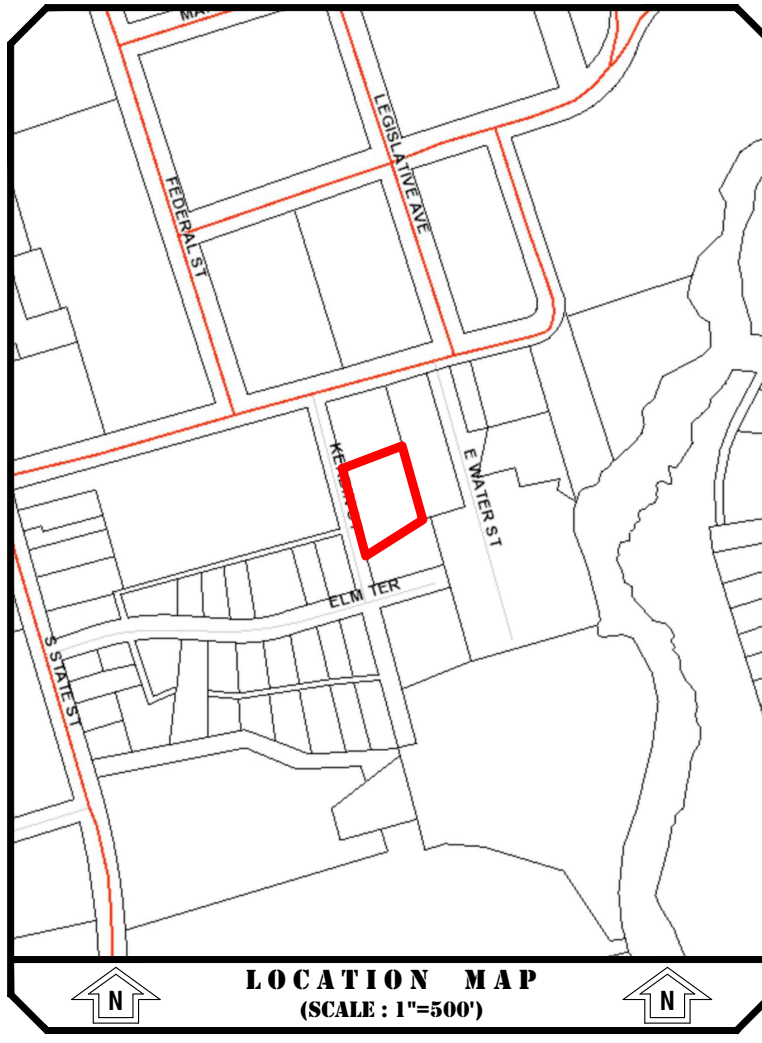
WE, HORIZON PROPERTY INVESTMENTS, LLC, HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

HORIZON PROPERTY INVESTMENTS, LLC

DATE

GENERAL NOTES:

- IMPROVEMENTS ARE LOCATED AS SHOWN. IMPROVEMENT DIMENSIONS ARE SHOWN FOR CONFORMITY PURPOSES ONLY; ANY OTHER USE OF SAID DIMENSIONS SHALL BE AT THE RISK OF THE USER(S). ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY OF MISUSE OF SAID DIMENSIONS.
- LOT SHOWN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS PLAN AND COPIES THEREOF, ONLY IF SAID PLAN AND COPIES BEAR THE IMPRESSION SEAL AND SIGNATURE, IN RED INK, OF THE LICENSED LAND SURVEYOR WHOSE NAME APPEARS HEREON. THIS PLAN IS NOT TO BE DUPLICATED/COPIED/TRANSMITTED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF ELLIOTT SURVEYING, CORP. FURTHERMORE, ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY FOR UNAUTHORIZED USE OF THIS MAP.
- WE HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FOR THE INDIVIDUAL(S) NOTED BELOW. NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE SURVEYOR TO ANY FUTURE LAND OWNER OR OCCUPANT.
- THIS PLAN IS BASED UPON THE RECORD PLAN(S) NOTED AND/OR DEED RECORDS SHOWN THUS (D/R), AND PHYSICAL EVIDENCE FOUND.
- NO CERTIFICATION AS TO TITLE TO THE SUBJECT LOT IS EXTENDED, AND/OR ASSUMED BY THE PREPARER HEREOF.
- FLOOD MAP PANEL 10001C0169J, EFFECTIVE 07/07/2014 REVEALS NO IMPACT ON THIS PROPERTY.
- SOURCE OF TITLE TO SUBJECT TRACT BEING D/R 7252-111, DATED 12-JUN-2014; DEED "PARCEL #1".
- PEAK OF THE ROOF FOR THE 2 STORY GARAGE ON THE #533 ADDRESS IS 22.5 FEET ABOVE GROUND LEVEL AT THE FRONT OF THE STRUCTURE.



ELLIOTT
Surveying

SURVEYOR CONTACT INFORMATION

**ELLIOTT
SURVEYING,
CORP.**

MAILING ADDRESS:
332 AUDREY LANE, SMYRNA, DE 19977
PHONE: (302) 678-8115

SURVEYORS CERTIFICATION

I, WILLIAM A. ELLIOTT, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

WILLIAM A. ELLIOTT, PLS

REG. NO. DATE

REVISIONS

MARK	DATE	DESCRIPTION

OWNERS INFORMATION

**HORIZON PROPERTY
INVESTMENTS, LLC**

PO BOX 491
CAMDEN-WYOMING, DELAWARE 19934

CLASS "A" SURVEY

**MINOR SUBDIVISION PLAN
PREPARED FOR**

**HORIZON PROPERTY
INVESTMENTS, LLC**

#519, #527, & #533 KERBIN STREET
DOVER, DELAWARE 19901

TAX MAP #: ED-05-077.09-05-41.00-000

EAST DOVER HUNDRED
CITY OF DOVER
KENT COUNTY, DELAWARE

DRAWN BY:	NK
CHECKED BY:	WAE
SCALE:	1"=20'
DATE:	15-OCT-22
DATE OF FLD WRK:	OCT-2022
DATE CNRS SET:	TBD
FIELD BOOK/PAGE:	N/A
SCJ FILE NAME:	02-01-15(a)
DRAWING #:	02.01-15a
CONTRACT #:	02.01-15

SHEET 1 OF 1

