



DATA COLUMN

TAX MAP ID: 335-8.00-46.00
335-8.00-53.00

DEED REFERENCE:
PARCEL 46.00: D/3565/234

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (DE STATE PLANE)

LAND USE:
EXISTING: AGRICULTURAL & RESIDENTIAL
PROPOSED: 86 SINGLE-FAMILY WITH CLUBHOUSE

ZONING:
EXISTING: R-2, RESIDENTIAL LOW DENSITY

MINIMUM LOT REQUIREMENTS:
STREET FRONTAGE: 75 FT.
LOT AREA: 10,000 SQ. FT.
LOT WIDTH: 75 FT.
LOT DEPTH: 100 FT.

BUILDING SETBACKS:
FRONT SETBACK: 30 FT.
SIDE SETBACK: 8 FT.
REAR SETBACK: 15 FT.

AREAS:
AREA CONVEYED FROM PARCEL 53.00 TO 46.00: 1.234 AC.
PARCEL 53.00 (BEFORE ADJUSTMENT): 44.652 AC.
PARCEL 53.00 (AFTER ADJUSTMENT): 43.418 AC.
PARCEL 46.00 (BEFORE ADJUSTMENT): 35.709 AC.
PARCEL 46.00 (AFTER ADJUSTMENT): 36.943 AC.

UTILITIES:
SEWER PROVIDER: LEWES BOARD OF PUBLIC WORKS
WATER PROVIDER: LEWES BOARD OF PUBLIC WORKS

FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 1000500194K, DATED MARCH 16, 2015.

PROPERTY OWNER/DEVELOPER (PARCEL 53.00 & 46.00)
SHOWFIELD, LLC.
246 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVE.
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430

ADJACENT PROPERTY OWNERS

PARCEL#	OWNER	DEED
A	335-8.00-291.00 LUDMILA B. MORGAN, TRUSTEE	D/4267/127
B	335-8.00-290.00 DAVID L. LOVELAND	D/2645/249
C	335-8.00-289.00 JACK DAVID & BERNADINE WELSH	
D	335-8.00-288.00 EDWARD M. LEONHART	D/4886/188
E	335-8.00-287.00 KIM J. CAMPBELL	D/4778/43
F	335-8.00-286.00 MARY JEANETTE MONIHAN, TRUSTEE	D/2244/19
G	335-8.00-285.00 CECELIA T. CARDANO	D/4843/75
H	335-8.00-284.00 DONALD A. SAMPSON, III	D/4748/232
I	335-8.00-282.00 TARA L. NORTON, TRUSTEE	D/4180/206
J	335-8.00-42.00 BAY BREEZE ESTATES, HOMEOWNERS ASSOC.	D/1839/7
K	335-8.00-281.00 FRANK A. & FLORENCE SOIBILIA	D/2081/349
L	335-8.00-46.01 STATE OF DELAWARE	D/4409/215
M	335-8.00-79.01 BONNIE L. CUNNINGHAM	D/2876/345

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND 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.

SHOWFIELD, LLC
246 REHOBOTH AVE.
REHOBOTH BEACH, DE. 19971

LEGEND

- BOUNDARY
- - - - - PROPERTY LINE TO BE ABANDONED
- - - - - ADJACENT PROPERTY LINES
- EXISTING BOUNDARY POINT
- PROPOSED BOUNDARY POINT

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BC-1	339.87'	707.69'	27°30'59"	S 45°41'41" E	336.61'
BC-2	147.67'	707.69'	11°57'19"	S 65°25'50" E	147.40'
BC-3	222.39'	498.10'	25°34'52"	S 50°16'08" E	220.55'
BC-4	227.24'	528.10'	24°39'15"	S 50°43'58" E	225.49'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°29'43" E	19.94'
L2	N 06°51'17" W	185.01'
L3	N 34°35'02" E	87.63'
L4	N 42°56'02" E	47.36'
L5	N 09°21'32" W	174.73'
L6	N 48°11'06" W	2.31'
L7	N 42°47'00" E	36.00'
L8	S 75°35'58" E	79.53'
L9	N 74°07'22" E	54.93'
L10	S 32°23'46" W	113.11'
L11	S 57°36'14" W	115.00'
L12	S 32°23'46" W	240.18'
L13	N 18°46'38" W	152.28'
L14	S 85°09'58" W	38.11'
L15	S 61°28'33" E	32.58'
L16	S 65°21'36" E	22.63'
L17	S 41°46'30" E	26.63'

ENGINEER'S STATEMENT

I, RING W. LARDNER, P.E., HEREBY STATE THAT I AM A REGISTERED 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.

DAVIS, BOWEN & FRIEDEL, INC. DATE
by RING W. LARDNER, P.E.



ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

**SHOWFIELD CITY
CITY OF LEWES
SUSSEX COUNTY, DELAWARE**

Revisions:
Date: MAY, 2019
Scale: 1" = 150'
Dwn.By: TAJ
Proj.No.: 2261G007
Dwg.No.:

LG-01

LOT LINE ADJUSTMENT PLAN

P:\JG Townsend\Showfield City\Design\ Preliminary\2261G18 - LOT CONSOLIDATION.dwg, May 13, 2019, 9:54am munc

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