

(STANDARD LINETYPES & SYMBOLS - NOT ALL ARE SHOWN ON THE PLAT)

PROPERTY LINE	_____
BUILDING SETBACK LINE	_____
RIGHT-OF-WAY LINE	_____
EASEMENT LINE	_____
CENTERLINE	_____
TREELINE	_____
LIMIT OF DISTURBANCE	_____
SANITARY SEWER	SS - EXISTING MH, PROPOSED MH
WATER LINE	W - EXISTING W.V., PROPOSED W.V.
STORM SEWER	S.S. - EXISTING C.B., PROPOSED C.B.
ELECTRIC	E - EXISTING U.P., PROPOSED U.P.
CONTOUR	20' _____
HYDRANT	⊕
SPOT ELEVATIONS	X (18.50)
CULVERT (w/F.E.S.)	— —
WATER LINE	_____
GAS LINE	_____
FENCE LINE	_____
OVERHEAD ELECTRIC	_____
CAPPED REBAR SET	⊙
CAPPED REBAR FOUND	⊙
IRON PIPE FOUND	⊙
CONCRETE MONUMENT FOUND	⊙
SOIL BORING	⊙
FIRE DEPARTMENT CONNECTION	⊙
MAIL BOX	⊙
CLEAN OUT	⊙

GENERAL NOTES

- PROPERTY KNOWN AS PARCEL # 21-002-00-013 ON THE OFFICIAL PROPERTY MAP OF THE CITY OF NEW CASTLE, STATE OF DELAWARE.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY MERESTONE CONSULTANTS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- PLANIMETRIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY USING LEICA TCPR 1205 ELECTRONIC TOTAL STATION FOR RADIAL METHOD LOCATION. ALL MEASUREMENTS HAVE BEEN ADJUSTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
- HORIZONTAL DATUM = NAD83 - DELAWARE COORDINATE SYSTEM
- VERTICAL DATUM = NAVD 88
- ANGULAR UNITS AND BEARINGS SHOWN ON THIS PLAN ARE ANNOTATED IN DEGREES, MINUTES AND SECONDS.
- DISTANCE UNITS SHOWN ON THIS PLAN ARE ANNOTATED IN U.S. SURVEY FEET.
- PROPERTY CORNERS SET IN THE FIELD HAVE BEEN FURNISHED WITH A PLASTIC IDENTIFICATION CAP BEARING THE COMPANY NAME.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST.
- THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION AREA PER W.R.P.A. MAP 1 OF 3, DATED MARCH 2022, FOR NEW CASTLE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL STREETS ARE EXISTING. THIS PLAN PROPOSES NO NEW STREETS.
- NO DEBRIS SHALL BE BURIED ON THIS SITE.
- ADJACENT PARCELS IDENTIFIED PER THE NEW CASTLE COUNTY WEB BASED GIS DATA.
- COPYRIGHT © 2025, MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

REFERENCES

- THE OFFICIAL TAX MAP OF THE CITY OF NEW CASTLE, NEW CASTLE COUNTY, STATE OF DELAWARE MAP No. 21-002-00-013.
- MAP ENTITLED "FIRM - FLOOD INSURANCE RATE MAP, NEW CASTLE COUNTY, STATE OF DELAWARE" PANEL No. 100030166K, BEARING EFFECTIVE DATE OF 2 APRIL 2015. PANEL No. 166 OF 475.
- PLAN ENTITLED, "REVISED SUBDIVISION OF THAT PART OF BUTTONWOODS NORTH OF BUTTONWOOD AVENUE, AS DRAWN BY WM. A. KIMMEY, C.E., DATED 1902 AND PREPARED BY FRANCIS A. PRICE, C.E. AND SURVEYOR IN 1912, RECORDED IN DEED RECORD M, VOL. 20, PAGE 605.
- PLAN ENTITLED, "FINAL PLOT OF ADDITION TO COLLINS PARK", AS PREPARED BY DAMON & FOSTER, DATED MARCH 2, 1948, LAST REVISION APRIL 22, 1948, MICROFILM No. 134.
- PLAN ENTITLED, "LOTS 1, 2, 3, 277, 278 & 279 THE BUTTONWOODS", AS PREPARED BY BURNIE R. WASKI, INC. FOR ADRIENNE PRITCHETT, DATED JULY 21, 1978.
- PLAN ENTITLED, "UNRECORDED SUBDIVISION PLAN FOR A PORTION OF THE BUTTONWOODS", AS PREPARED BY FRANCO R. BELLAFFANTE, INC. FOR ADRIENNE PRITCHETT, DATED DECEMBER 2, 1980, LAST REVISION JANUARY 28, 1981.

CERTIFICATION OF OWNERSHIP

I, JAVIER F. BERNAL, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

PROPERTY OWNER OR AUTHORIZED AGENT _____ DATE _____

CERTIFICATION OF PLAN ACCURACY

I, ROBERT E. WILKOWSKI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT E. WILKOWSKI, P.L.S. DE LICENSE #587 _____ DATE _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____
 PLANNING COMMISSION CHAIR
 PLANNING COMMISSION
 CITY OF NEW CASTLE

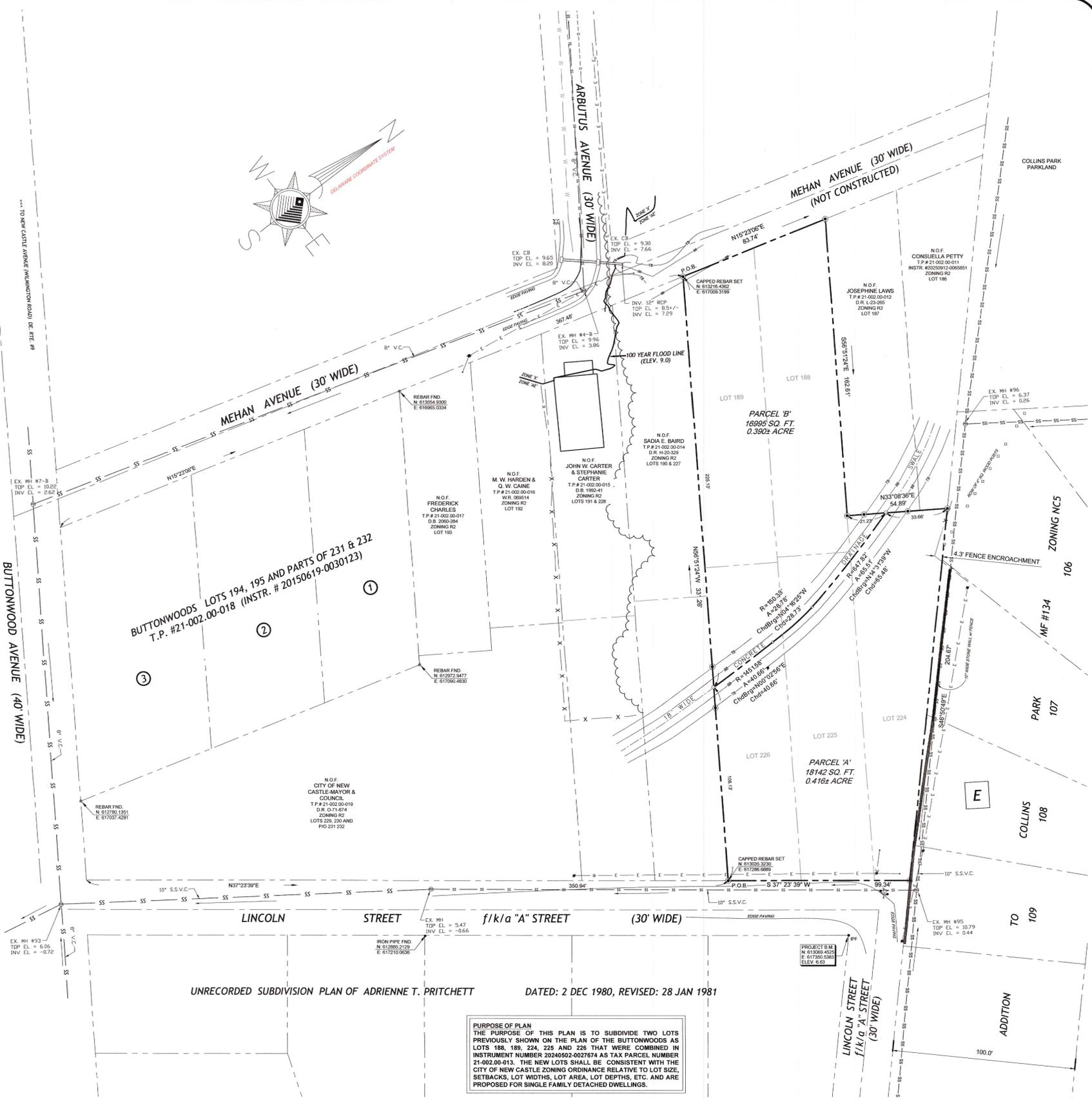
APPROVED _____ DATE _____ BY _____
 CITY BUILDING OFFICIAL
 CITY OF NEW CASTLE

RECORDATION

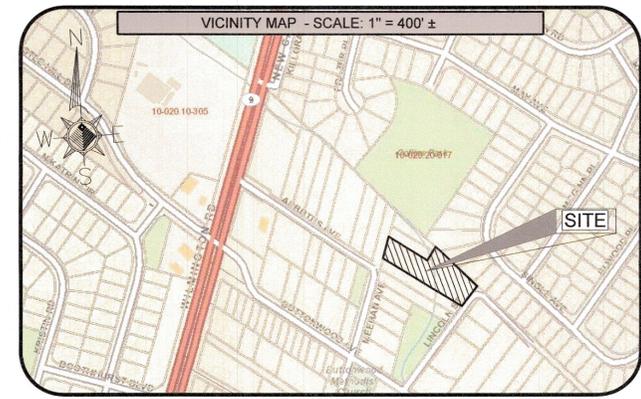
APPROVED FOR RECORDATION
 BY CITY OF NEW CASTLE RESOLUTION NUMBER _____
 DATE _____ ATTEST: _____

RETURN TO: CITY OF NEW CASTLE
 CITY ADMINISTRATION BUILDING
 220 DELAWARE STREET
 NEW CASTLE, DE 19720

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, IN INSTRUMENT NUMBER _____



PURPOSE OF PLAN
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TWO LOTS PREVIOUSLY SHOWN ON THE PLAN OF THE BUTTONWOODS AS LOTS 188, 189, 224, 225 AND 226 THAT WERE COMBINED IN INSTRUMENT NUMBER 20240502-0027674 AS TAX PARCEL NUMBER 21-002-00-013. THE NEW LOTS SHALL BE CONSISTENT WITH THE CITY OF NEW CASTLE ZONING ORDINANCE RELATIVE TO LOT SIZE, SETBACKS, LOT WIDTHS, LOT AREA, LOT DEPTHS, ETC. AND ARE PROPOSED FOR SINGLE FAMILY DETACHED DWELLINGS.



PLAN DATA

PARCEL IDENTIFICATION No.	21-002-00-013
ZONING DISTRICT	R2 - RESIDENTIAL
SEWAGE DISPOSAL	NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED SEWER FLOWS GENERATED BY THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. EXISTING = 300 GPD PROPOSED = 300 GPD (PER LOT)	
ELECTRIC / GAS SUPPLY	DELMARVA POWER
WATER SUPPLY	CITY OF NEW CASTLE MUNICIPAL SERVICES COMMISSION WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
OWNER	JAVIER FLORES BERNAL 1015B KIAMENSI ROAD WILMINGTON, DE 19808
LOT AREAS	EXISTING PROPERTY GROSS AREA = 35,137 S.F. (0.806± ACRE) PROPOSED PARCEL 'A' - 15 LINCOLN STREET PROPOSED AREA = 18,142 S.F. (0.418± ACRE) PROPOSED PARCEL 'B' - 0 MEHAN AVENUE PROPOSED AREA = 16,995 S.F. (0.390± ACRE)
DATUM	NAVD 88 BENCH MARK: GPS Ref. Sta. NEZ 'RTCM-Ref 0362' N610853.4229 E564308.6019 EL. 129.6624
DATE OF SURVEY	FIELD SURVEY PERFORMED BY MERESTONE CONSULTANTS, INC. ON 12/04/2025
SOURCE OF TITLE	INSTRUMENT No. 20240502-0027674 (4/19/2024)
RECORD PLAN	MICROFILM No. 36 (D.R. M-20-601)
FLOOD HAZARD ZONE	THIS PROPERTY LIES ENTIRELY WITHIN ZONE "AE" (FLOOD ELEVATION=9.0) F.E.M.A COMMUNITY PANEL 100030166K, EFFECTIVE DATE: 2/4/2015.
OFF-STREET PARKING	SINGLE-FAMILY DETACHED = 2 SPACES PER UNIT

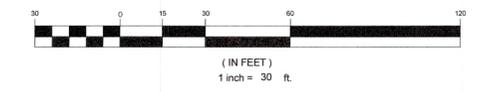
CURRENT ZONING

R2 - (RESIDENTIAL)		
MIN. LOT AREA (ONE-FAMILY DETACHED)	6000 S.F.	
MIN. LOT WIDTH	50'	
MIN. LOT DEPTH	100'	
MIN. SQUARE FEET/FAMILY	6000 S.F.	
MIN. FRONT YARD	20'	
MIN. SIDE YARD	5' MIN. / 15' AGGREGATE	
MIN. REAR YARD	25'	
MAX. BUILDING HEIGHT	2.5 STORIES / 35'	
MAX. BUILDING BULK	30%	

SUBDIVISION PLAN

PREPARED FOR
JAVIER FLORES BERNAL
 FOR PROPERTY KNOWN AS
LOTS 188, 189, 224, 225 AND 226 - THE BUTTONWOODS
 ALSO KNOWN AS
0 MEHAN AVENUE & 15 LINCOLN STREET
 SITUATE IN
 THE CITY OF NEW CASTLE
 NEW CASTLE COUNTY - STATE OF DELAWARE
 SCALE: 1" = 30'

GRAPHIC SCALE



MERESTONE CONSULTANTS, INC.
 ENGINEERS-PLANNERS-SURVEYORS

5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808
 PH: 302-992-7900
 FAX: 302-992-7911

33516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958
 PH: 302-226-5880 * FAX: 302-226-5883

DATE _____ REVISION _____ CHKD _____ DRAWN BY: REW DATE: 6 JANUARY 2026 SHEET# 1 OF 1