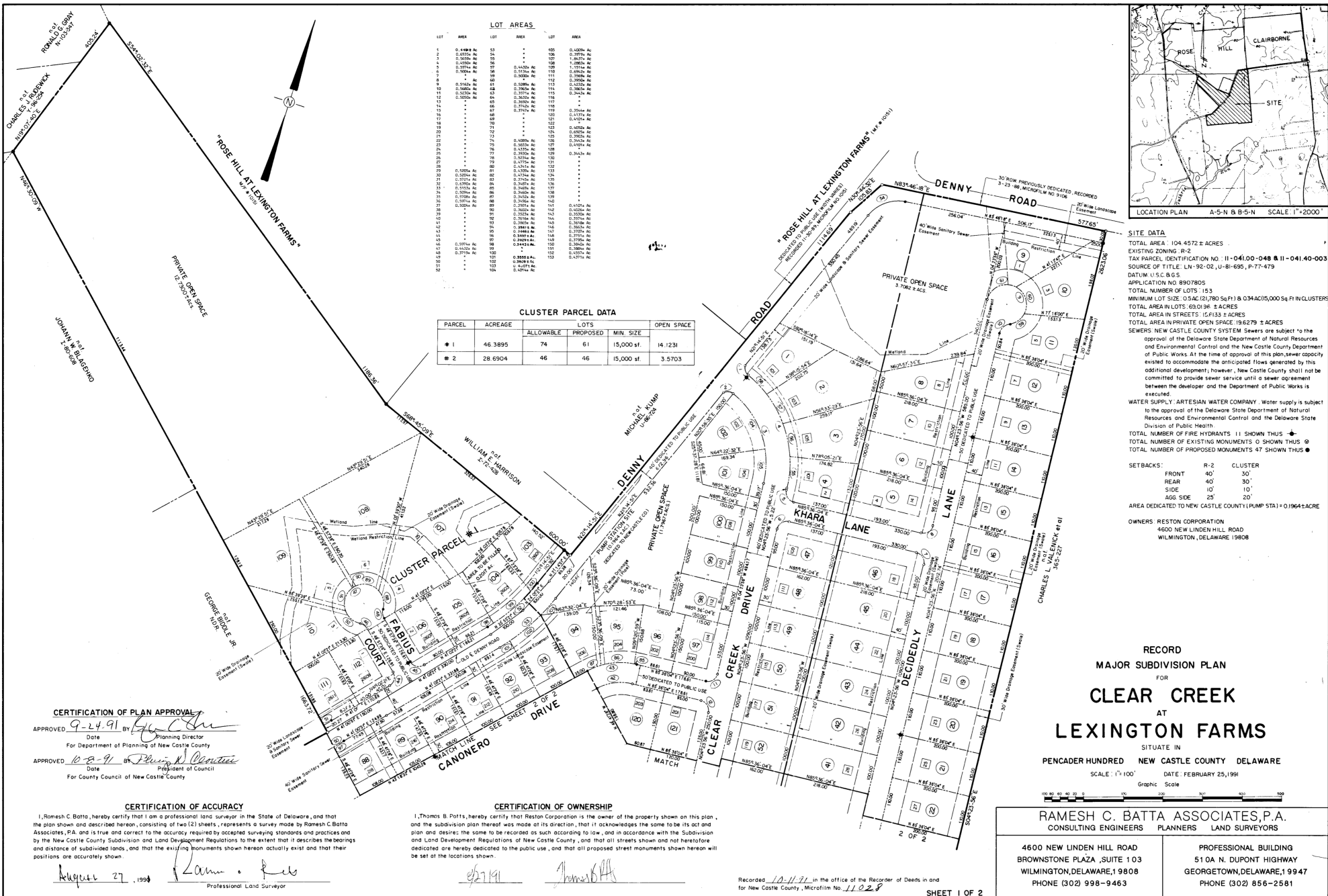






- Subdivision streets constructed within the limits of the Right of Way dedicated to public use shown on these plans are to be maintained by the State of Delaware, following the completion of the streets by the developer to the satisfaction of the State. The State assumes no maintenance responsibilities within the dedicated street right of way until the streets have been accepted.
- NOTES:
- Developer shall preserve all trees on this site except where necessary to construct buildings, parking, accessways, recreational facilities and utilities, and where selective thinning of existing vegetation is required. Existing plant materials in wetlands shall be preserved and properly protected. In the case of utility R/W's and easement, any disturbed area shall be reported to achieve a recurrence of natural vegetative cover.
 - A six foot wide easement on each side of each side and rear lot line shown on this plan and on each side of each side and rear lot line subsequently established within the area shown on said plan is hereby dedicated to the utility use, provided that when any lot line is eliminated, the easement along said lot line shall be extinguished except as to utilities then existing in said easement.
 - All purchasers shall permit the developer or his assigns temporary trespass upon the purchasers lot or lots to complete grading, construction of utilities, and landscaping as required by the approved plans for a period of one year, commencing with the issuance of Certificate of Occupancy.
 - All fire hydrants, stand pipes, connections, etc., shall be marked and/or protected in accordance with standards for compliance with State Fire Prevention Regulation No. 14.
 - Drainage erosion control shall be in compliance with New Castle County Code.
 - All sanitary sewers to have a forty feet easement, twenty feet both sides of pipe.
 - All storm drainage easements shown on this plan shall be maintained privately as specified in the Maintenance Declaration.
 - No sidewalks are proposed throughout this development.
 - There shall be no debris disposal on this site.
 - Lots backing to Denny Road are denied direct access to that road.
 - All roads shall be constructed with roadside swales.
 - There are no 100 year flood plains on this site.
 - Driveway access to each corner lot shall be from the minor of the two streets.
 - All common facilities including, but not limited to, paved areas, landscaping, open space and/or drainage facilities shall be kept in good repair and maintained in a safe and sanitary condition in accordance with the provisions of Section 20-70 (c) and (d) of the New Castle County Code.
 - Blanket storm drainage easements are hereby established on all private open spaces.
 - Individual lot owners shall have the responsibility to maintain the swales within the drainage easements shown on this plan, including mowing grass and clearing obstructions to flow. If any lot owner fails to maintain a drainage easement, the maintenance corporation has the authority to enter upon the lot to maintain the drainage easement and to access the owner as described in the maintenance declaration.
 - There shall be no trees, shrubbery, fences or other obstructions placed in any drainage easement shown on this plan.
 - A copy of this record plan shall be presented to each lot buyer at time of settlement.
 - Unless otherwise shown on this plan, a ten foot (10') drainage easement is hereby created along both sides of all road right-of-ways.
 - For Declaration of Maintenance and Restrictions by Reston Corporation, dated and recorded in the Office of the Recorder of Deeds and for New Castle County, State of Delaware, Deed Record Book _____, Page _____. These restrictions include prohibition of Wetland Disturbance by an individual lot owner.
 - Wetland determinations are based upon the report, dated Feb., 1991, by E.R.C. Inc. on file in the Planning Department.
 - The total area of wetland areas shown on this plan to be filled are within the one (1) acre maximum limit allowable under U.S. Army Corps of Engineers National Permit, Paragraph 261.
 - Cluster Parcels #1 and #2 are being developed pursuant to Section 23-19.2 (Cluster Development Option) of New Castle County Code.
 - A Landscape Plan prepared by Ramesh C. Batta Associates, P.A. dated 6/3/91, or as later amended and approved in writing by the Department of Planning, is hereby considered a part of the Record Plan.
 - Artesian Water Company has issued a commitment to provide water service to this project provided construction commences before 4-18-93. After this date, a new commitment must be obtained before issuance of building permits.

RECORD
MAJOR SUBDIVISION PLAN
FOR
CLEAR CREEK
AT
LEXINGTON FARMS
SITUATE IN
PENCAIDER HUNDRED NEW CASTLE COUNTY DELAWARE

SCALE: 1"=100' DATE: FEBRUARY 25, 1991

Graphic Scale

RAMESH C. BATTA ASSOCIATES, P.A.
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