

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 9,417 SF CHILD CARE FACILITY AND PARKING LOT ON AN IPM (PLANNED INDUSTRIAL PARK) ZONED LOT

GENERAL NOTES:

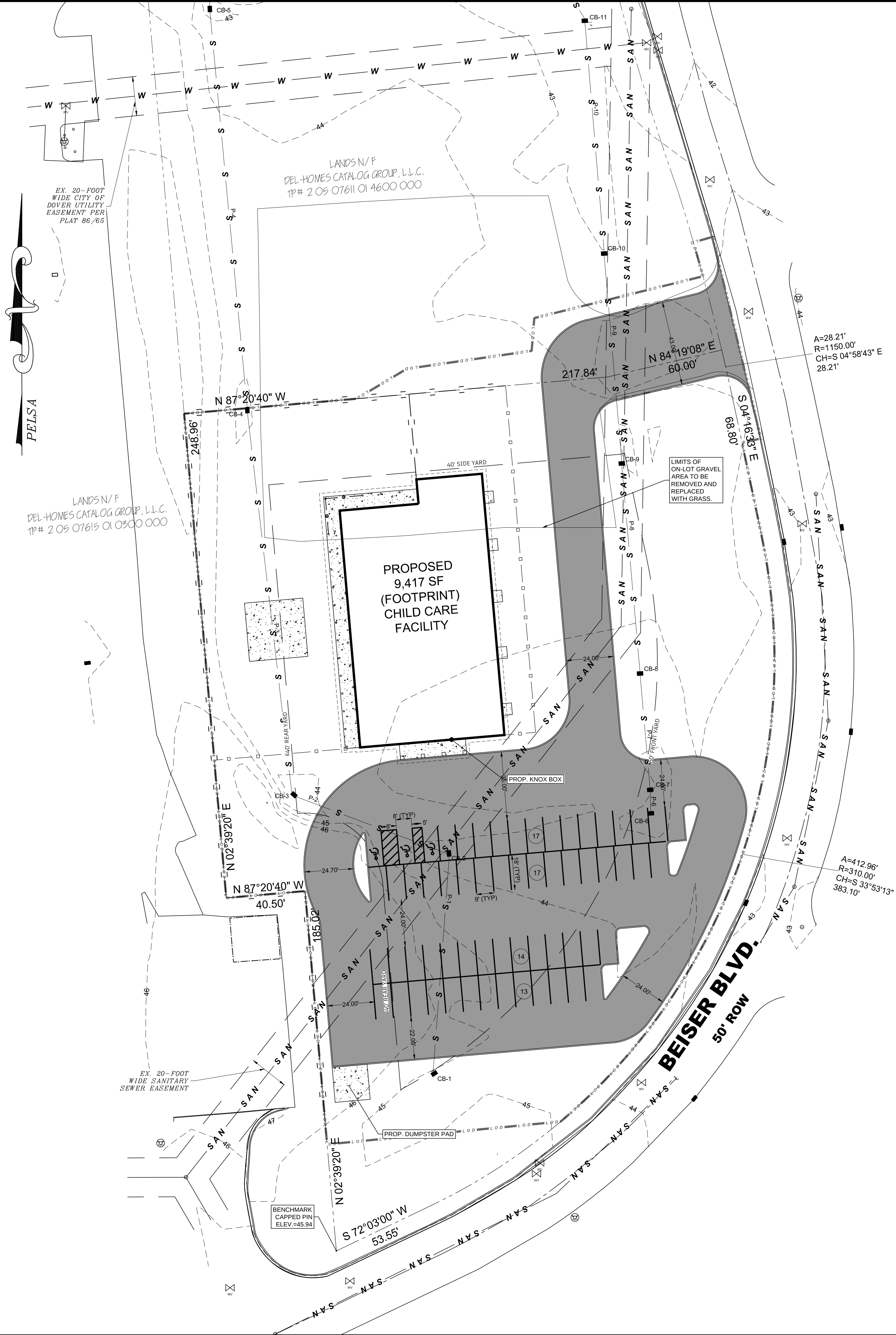
1. OWNER: ATLANTIC DAWN PROPERTIES OF DOVER, LLC
708 WOOD DUCK CT.
MIDDLETOWN, DE 19709
2. PROPERTY ADDRESS: 229 BEISER BLVD.
DOVER, DELAWARE 19904
3. TAX PARCEL NUMBER: 2-05-07615-01-0308-000
4. SOURCE OF TITLE: DEED 11978
5. LOT AREA: 2.259 ACRES
6. PROPOSED DEDICATION AREA: 0.000 ACRES
7. NET AREA: 2.259 ACRES
8. SWM AREA: 0.000 ACRES
9. DATUM: NAVD88
10. ZONING: DOVER
ZONED: IPM (PLANNED)
MINIMUM LOT AREA: 60,000 SF
MINIMUM LOT WIDTH: 150 FEET
MINIMUM LOT DEPTH: 250 FEET
MAXIMUM BUILDING HEIGHT: 60 FEET
11. GROWTH ZONE: OUTSIDE GROWTH ZONE
12. CURRENT USE: VACANT
13. PROPOSED USE: CHILD CARE FACILITY
14. PROPOSED BUILDING GFA: 9,417 SF
15. PROPOSED BUILDING FOOTPRINT: 9,417 SF
16. FLOOR AREA RATIO: 9,417 SF GFA/98,402 SF NET SITE AREA = 0.096
17. PROPOSED BUILDING HEIGHT: 25'-8" AT HIGHEST POINT
18. MAXIMUM BUILDING HEIGHT: 60 FEET
19. PARKING RATIONAL: 1.5 PS PER EMPLOYEE, PER LARGEST WORKING SHIFT
1.5 PS * 40 EMPLOYEES DURING LARGEST SHIFT = 60 PS

20. BUILDING RESTRICTION SETBACKS: FRONT YARD: 60 FEET
SIDE YARD: 40 FEET
REAR YARD: 40 FEET
21. EASEMENTS: EXISTING UTILITY EASEMENT (SEWER)
22. IMPERVIOUS COVER: EXISTING GRAVEL DRIVE = 0.310 AC
PROPOSED BUILDING FOOTPRINT = 0.216 AC
PAVING / SIDEWALKS = 0.893 AC
TOTAL = 1.109 AC
23. IMPERVIOUS COVER MAX: 1.468 AC
24. MONUMENTS FOUND: 2
25. ACRES IN WOODLAND: 0 ACRES
26. PERCENT SLOPE: APPROXIMATELY 0.7% AVERAGE SLOPE
27. MISS UTILITY TICKET NUMBER: IN PROGRESS
28. WATER: CITY OF DOVER
29. SEWER: CITY OF DOVER
30. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE
31. SOURCE OF TOPOGRAPHY: FIELD GENERATED BY THE PELSAC CO.
MARCH OF 2026.

32. FLOOD ZONE: THE PROPERTY IS LOCATED IN FLOOD ZONE X AND HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 10001C0168H, PANEL NO. 168 OF 435, DATED MAY 5, 2003.
33. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS..
34. UNDERGROUND & OVERHEAD UTILITY LOCATIONS & EASEMENTS TO BE VERIFIED BY CONTRACTOR AND MISS UTILITY BEFORE WORK BEGINS.
35. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
36. NO PAVEMENT RESTRICTIONS ARE REQUIRED BY CITY OF DOVER.
37. BOUNDARY OF SOIL TYPE (H&B: Hambrook-Urban land complex, 0 to 5 percent slopes) NOT SHOWN AS ITS EXTENTS ARE GREATER THEN THE AREA SHOWN.
38. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
39. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.

FIRE MARSHAL NOTES:

1. BUILDING CONSTRUCTION TYPE = VB (IBC), V(000) (NFPA)
2. BUILDING HEIGHT = 25'-8"
3. THE BUILDING WILL BE SPRINKLERED



- LEGEND:
- BUILDING RESTRICTION LINE (BRL)
 - BUILDING RESTRICTION LINE (BRL)
 - EXISTING PROPERTY LINE
 - SAN SAN EXISTING SANITARY SEWER LINE
 - W W EXISTING WATER LINE
 - EXISTING TOPO
 - S S EX. STORMDRAINS
 - PROP. FENCE (4" BLACK ALUMINUM)
 - PROP. FENCE (6" VINYL)
 - LIMIT OF DISTURBANCE
 - PROPOSED CONCRETE PAD/SIDEWALK
 - EXISTING CATCH BASIN
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - PROP. ADA PARKING SPACE

CERTIFICATE OF OWNERSHIP:

I/WE, ATLANTIC DAWN PROPERTIES OF DOVER, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

Atlantic Dawn Properties of Dover, LLC.
MANAGING MEMBER KIM BRYDA

CERTIFICATE OF ACCURACY:

I, MICHAEL R. PARASKEWICH, SR., HEREBY CERTIFY THAT I AM A REGISTERED (ENGINEER / SURVEYOR / ARCHITECT) 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 (ENGINEERING / SURVEYING / ARCHITECTURAL) PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

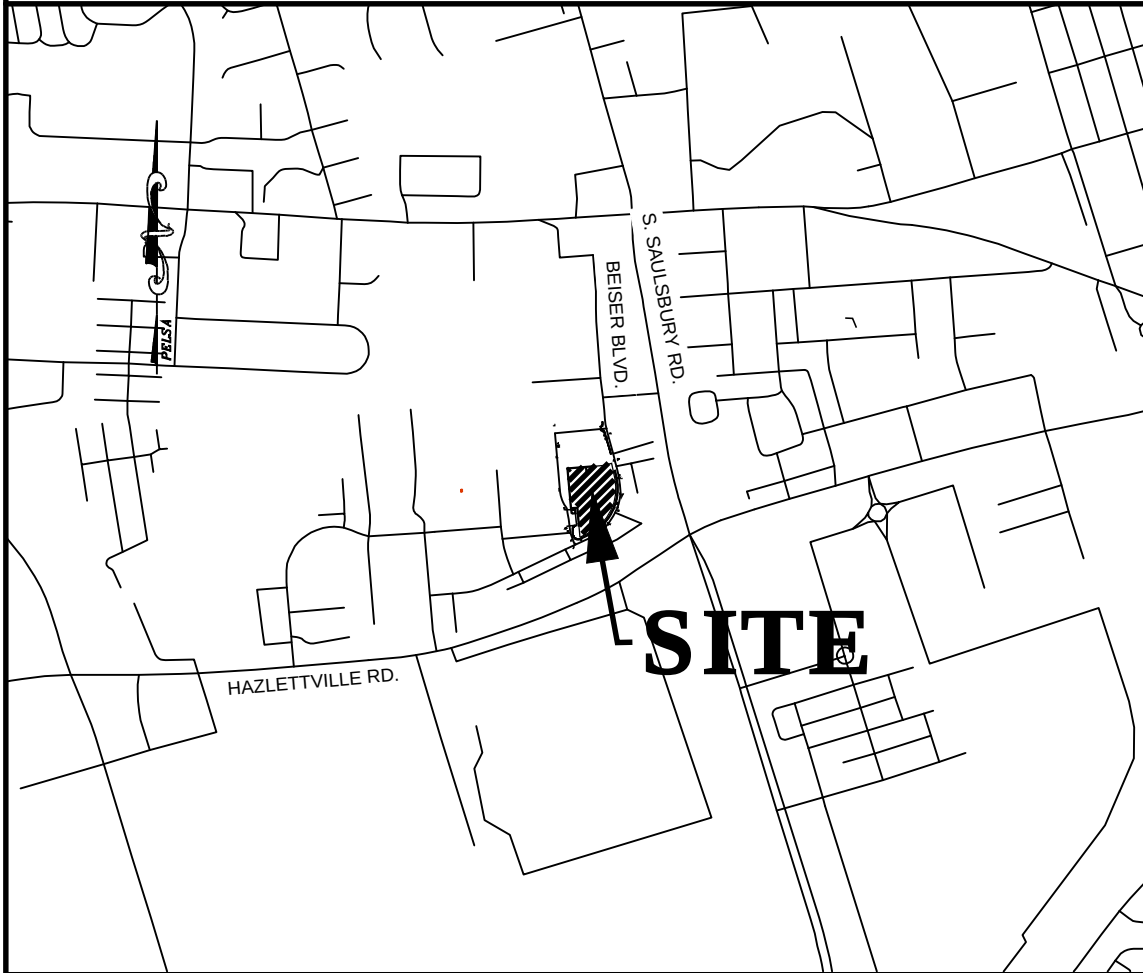
MICHAEL R. PARASKEWICH, SR., PLS

DATE

SURVEY BY: PELSAC
DRAWN BY: JAP
CHECKED BY: MRP
SCALE: AS NOTED
DATE: 3/18/2026
SHEET NO. 1 OF 1
DRAWING NO. P-5921

SCALE 1" = 400'

VICINITY MAP



SCALE 1" = 1200'

VICINITY MAP

THE PELSAC COMPANY
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2282
EMAIL: PELSACOFFICE@THEPELSACOMPANY.COM

CONDITIONAL USE SITE PLAN

PREPARED FOR:

ATLANTIC DAWN PROPERTIES OF DOVER, LLC.
TAX PARCEL NO. 20507615010308000
229 BEISER BLVD.
DOVER, DE 19904

EAST DOVER HUNDRED-KENT COUNTY-DELAWARE

BY	DESCRIPTION	DATE

OWNER ADDRESS:
ATLANTIC DAWN PROPERTIES OF DOVER, LLC
708 WOOD DUCK CT.
MIDDLETOWN, DE 19709