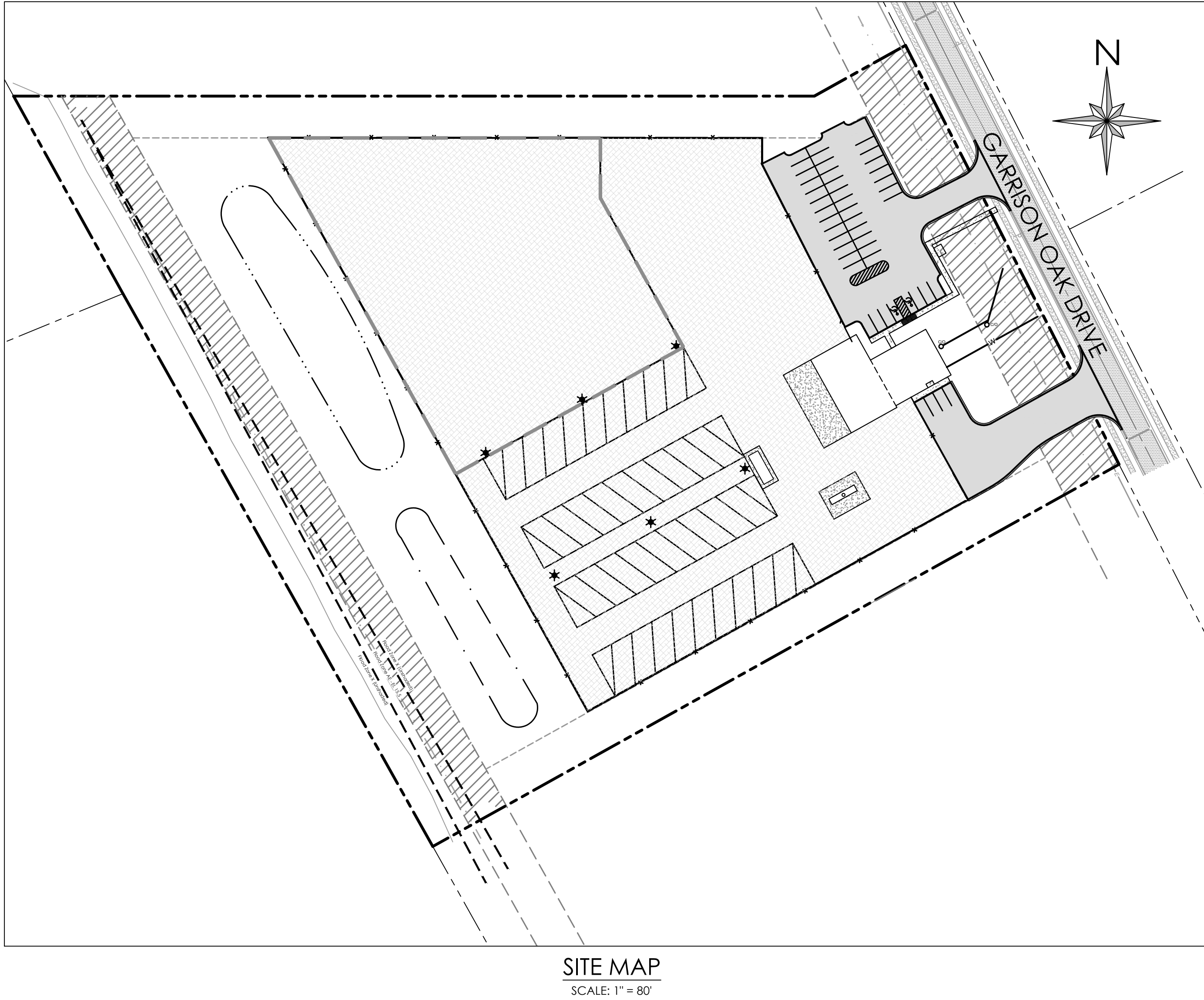


| LEGEND            |              |  |       |
|-------------------|--------------|--|-------|
| PROPERTY LINE     | ---          |  | N/A   |
| EASEMENT LINE     | ---          |  | N/A   |
| SETBACK LINE      | ---          |  | N/A   |
| SPOT ELEV. LABEL  | x 19.25      |  | 19.25 |
| MAJOR CONTOUR     | -----10----- |  | 10    |
| MINOR CONTOUR     | -----7-----  |  | 7     |
| ROAD CENTERLINE   | ---          |  |       |
| EDGE OF CONCRETE  | N/A          |  |       |
| EDGE OF PAVEMENT  | ---          |  |       |
| PAINT STRIPE      | ---          |  |       |
| CURB              | ---          |  |       |
| PAVEMENT HATCH    | ---          |  |       |
| ASPHALT MILLINGS  | N/A          |  |       |
| CONCRETE HATCH    | N/A          |  |       |
| BUILDING OUTLINE  | N/A          |  |       |
| SIDEWALK          | ---          |  |       |
| SIDEWALK HATCH    | ---          |  |       |
| SIGN              | ○            |  |       |
| OVERHEAD UTILITY  | ---          |  | N/A   |
| UTILITY POLE      | ○            |  | N/A   |
| STORM MANHOLE     | N/A          |  |       |
| CATCHBASIN        | ---          |  |       |
| STORM PIPE        | ---          |  |       |
| RIP RAP           | N/A          |  |       |
| SANITARY MANHOLE  | ○            |  |       |
| SANITARY CLEANOUT | N/A          |  |       |
| SANITARY PIPE     | SS           |  | SS    |
| WATER VALVE       | WV           |  | WV    |
| WATER PIPE        | W            |  | W     |
| FIRE HYDRANT      | FD           |  | FD    |
| LIGHT POLE        | ---          |  | N/A   |
| FLOOD ZONE        | ---          |  | N/A   |
| SOIL LINE         | ---          |  | N/A   |
| PHASE LINE        | ---          |  |       |



SITE MAP  
SCALE: 1" = 80'

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- SITE PLAN
- LANDSCAPE PLAN

OWNER'S CERTIFICATION

I 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.

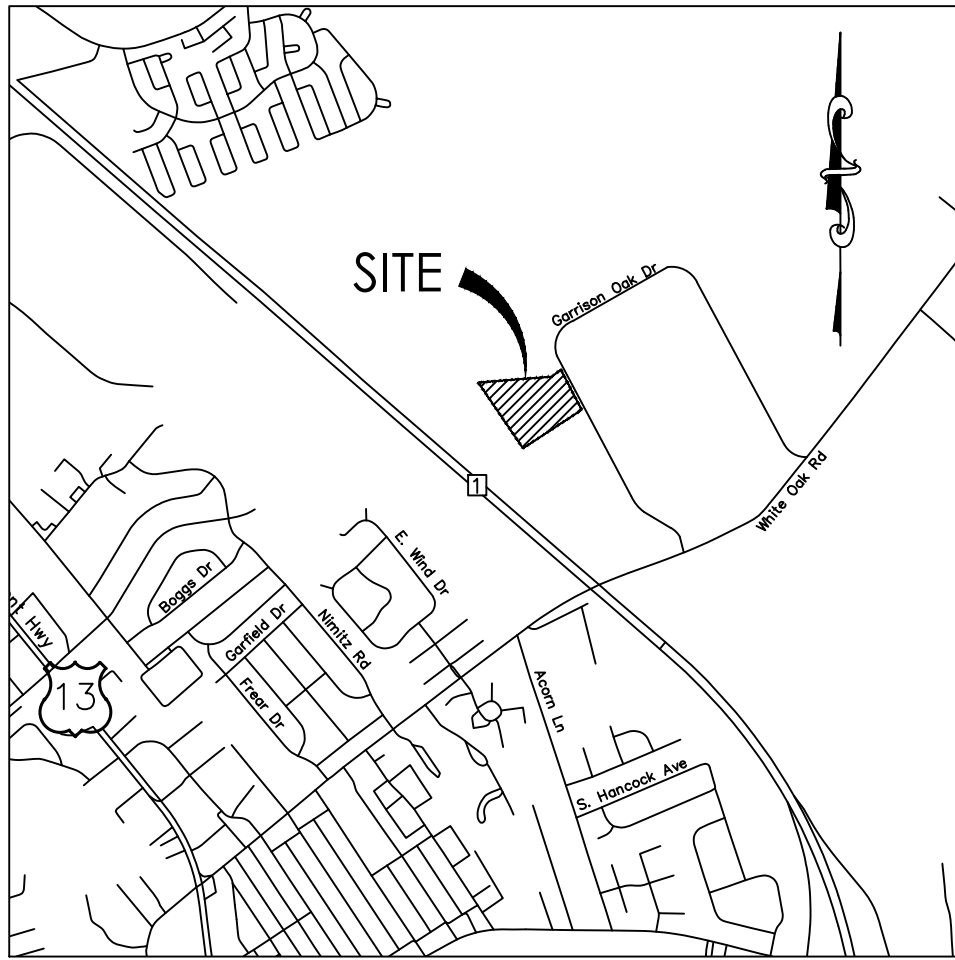
SHANNON ARGO DATE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER 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 PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE

JIM ERIKSEN DATE

SITE PLAN  
FOR  
BHD OPERATIONS FACILITY  
EAST DOVER HUNDRED  
CITY OF DOVER - KENT COUNTY, DELAWARE



VICINITY MAP  
SCALE: 1" = 2000'

SITE DATA:  
OWNER: TRASH GURLS, LLC  
34026 ANNAA WAY, SUITE 3  
MILLSBORO, DE 19966  
CONTACT: SHANNON ARGO  
PHONE: 302.945.9300

ENGINEER: SOLUTIONS IPEM, LLC  
303 NORTH BEDFORD STREET  
GEORGETOWN, DE 19947  
PHONE: 302.297.9215  
CONTACT: JIM ERIKSEN, PE

TAX MAP: 4-05-06800-02-1100-00001  
TOTAL AREA = 10.755 AC.±

DEED REFERENCE:

PLAT REFERENCE: 117/98

ADDRESS: 250 GARRISON OAK DRIVE

ZONING: IPM-2

SETBACKS:

FRONT= 60'  
SIDE = 40'  
REAR = 40'

MAX. LOT COVERAGE = 65%  
IMPERVIOUS AREA = 5.58 AC.± = 51.9% (INCLUDES ASPHALT MILLINGS)

MAX. BUILDING HEIGHT SHALL BE EQUAL TO DISTANCE TO NEAREST LOT LINE

BUILDING HEIGHT PROVIDED = 52'

PARKING:

REQUIRED: 1 SPACE PER 800 S.F. OF FLOOR SPACE OR 1 PER EMPLOYEE PER LARGEST SHIFT (IF GREATER THAN THE FLOOR AREA REQUIREMENT)  
6000 / 800 = 7.5 SPACES + 1 FOR TRUCK SHOP = 4 SPACES TOTAL  
LARGEST SHIFT = 27 EMPLOYEES = 27 SPACES  
REQUIRED= 27 SPACES

PROVIDED: 46 PARKING SPACES  
(2 ADA ACCESSIBLE & 44 STANDARD SPACES)  
36 TRASH GURL SPACES

BIKE PARKING:

REQUIRED: 46/20 = 2.3 = 3 SPACES REQUIRED

PROVIDED: 5 SPACES

EXISTING WOODS = 0.45 AC.±

WOODS TO BE REMOVED = 0.0 AC.±  
WOODS TO REMAIN = 0.45 AC.±

PROPOSED PLANTING TREES

REQUIRED - 1 TREE PER 3000 S.F. OF NON-WOODED AREA ON SITE  
449103.6 / 3000 = 149.7 = 150 TREES REQUIRED  
PROPOSED PLANTING TREES = 150

BUILDING AREAS:

2 STORY OFFICE TOTAL FLOOR AREA = 6,000 S.F.±  
TRUCK SHOP = 4,000 S.F.±

PROPERTY IS LOCATED IN FLOOD ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATION DETERMINED AND FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP PANEL 167 OF 435, REVISED TO REFLECT LOMR EFFECTIVE: JANUARY 29, 2019.

SOIL TYPES:

OFA - OTHELLO SILT LOAMS - HYDROLOGIS SOIL GROUP C/D  
TeA - TENT SILT LOAM - HYDROLOGIS SOIL GROUP C/D

WATER SERVICE - CITY OF DOVER

WASTEWATER SERVICE - KENT COUNTY

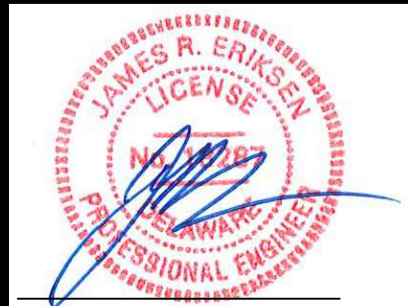
PROPERTY IS LOCATED IN GOOD GROUNDWATER RECHARGE POTENTIAL.

HORIZONTAL DATUM - NAD 83

VERTICAL DATUM - NAVD 88

solutions  
Engineering & Construction

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3033 Mantle Mill Road  
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Seal 10/30/2023

Date

| REVISIONS |            | DESCRIPTION                          |
|-----------|------------|--------------------------------------|
| NO.       | DATE       | ADJUSTED BUILDING SIZE AND FOOTPRINT |
| 1         | 10/30/2023 |                                      |

COVER SHEET for  
BHD OPERATIONS FACILITY  
EAST DOVER HUNDRED  
KENT COUNTY, DELAWARE

|       |          |             |        |        |          |           |    |              |     |              |     |
|-------|----------|-------------|--------|--------|----------|-----------|----|--------------|-----|--------------|-----|
| Date: | 10/05/23 | Job Number: | G23043 | Scale: | AS SHOWN | Drawn By: | ML | Designed By: | JRE | Approved By: | JRE |
|-------|----------|-------------|--------|--------|----------|-----------|----|--------------|-----|--------------|-----|

Sheet No.:

File Name: 23043-cover