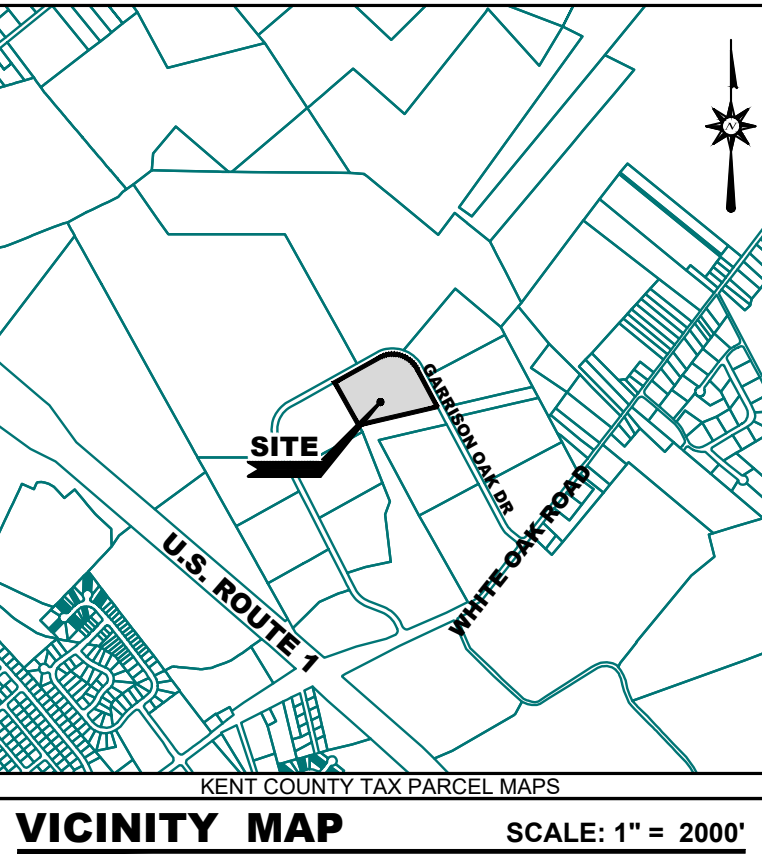
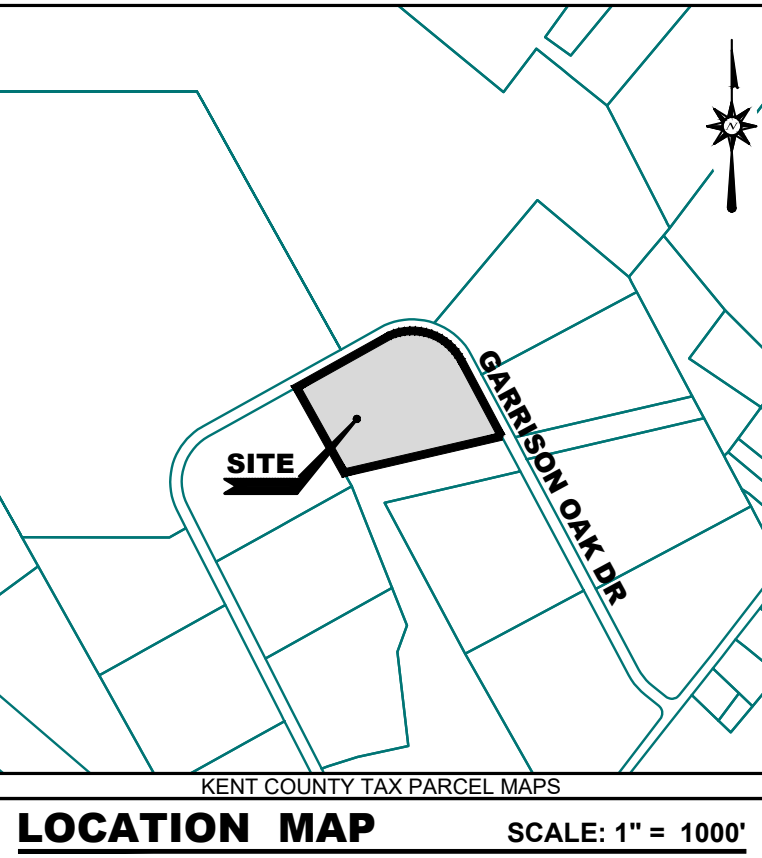
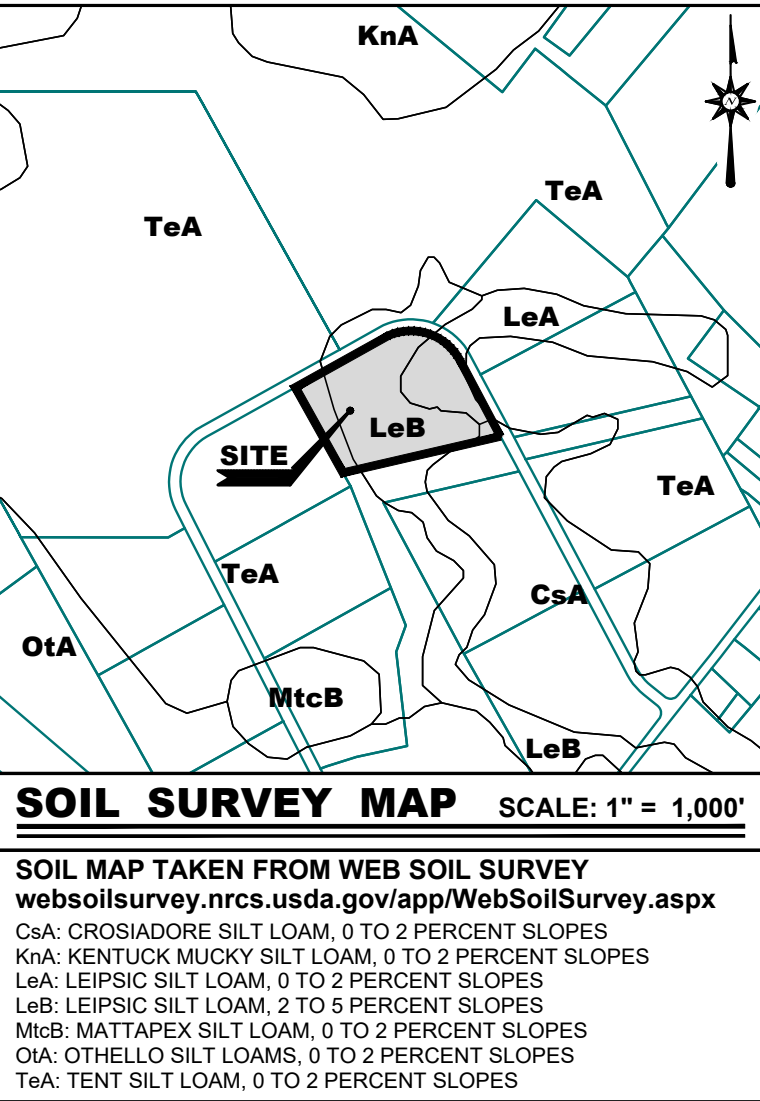
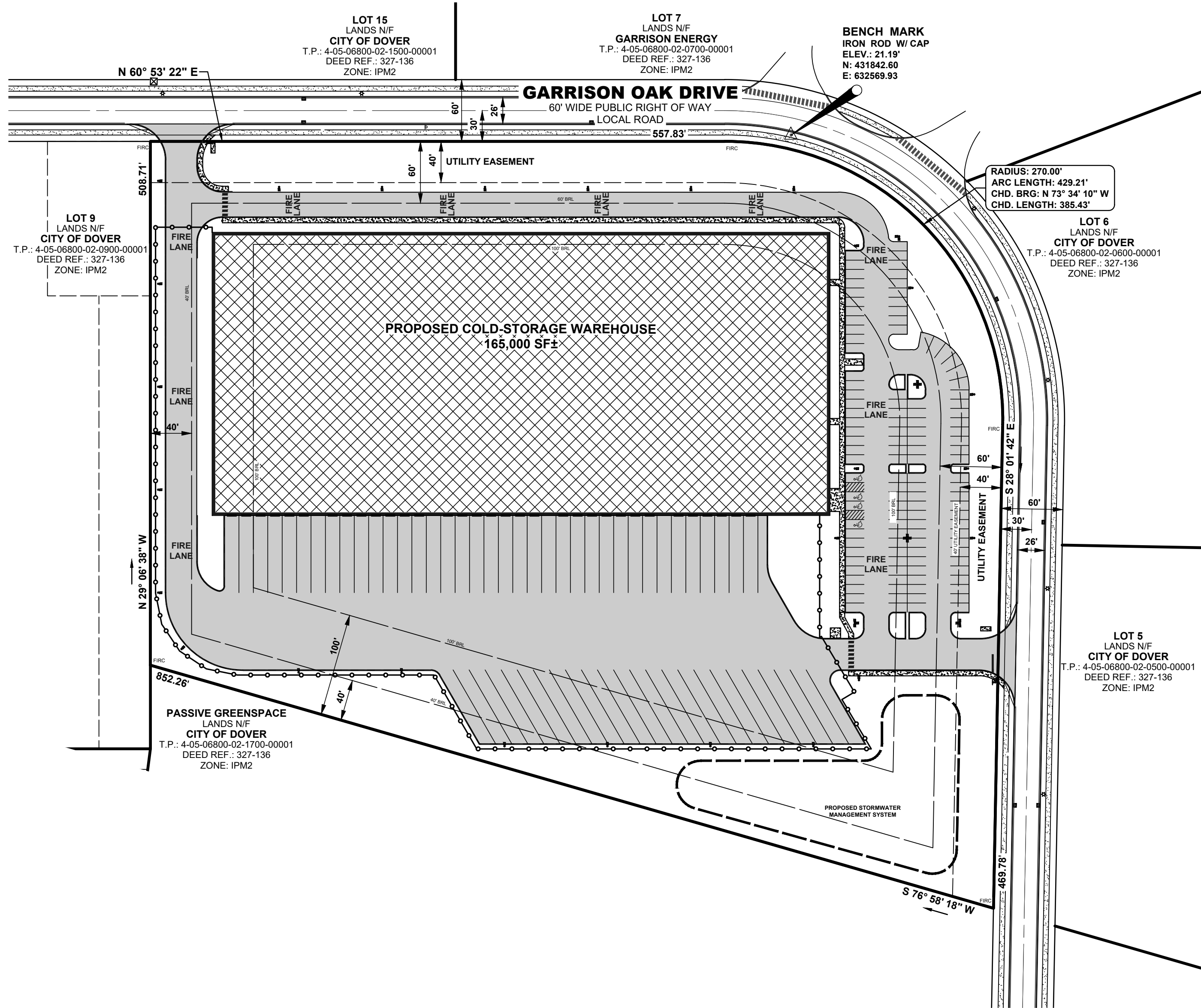


GENERAL NOTES:

1. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN MARCH 2023. VERTICAL DATUM IS BASED ON NAD-83. BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
2. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
3. PORTION OF PARCEL IS LOCATED WITHIN ZONE "AE", BASE FLOOD ELEVATION 15.3', BASED ON LOMR 17-03-901P, EFFECTIVE DATE JUNE 4, 2015.
4. BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
5. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
6. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
7. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
8. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), KENT CONSERVATION DISTRICT (K.C.D.), CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AND THE STATE OF DELAWARE STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE PUBLIC WORKS WATER WASTEWATER HANDBOOK, EFFECTIVE DATE MARCH 22, 2010.
13. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTIONS.
14. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
15. IF THE APPROVED PLAN NEEDS TO MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD).
16. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
17. AN UPDATED UTILITY PLAN SHOWING FINAL UTILITY SERVICE CONNECTIONS FOR THE PROPOSED ADMINISTRATION BUILDING WILL BE REQUIRED TO BE SUBMITTED TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED ADMINISTRATION BUILDING.
18. AT ITS MEETING ON OCTOBER 18, 2023, THE CITY OF DOVER BOARD OF ADJUSTMENT GRANTED A SETBACK VARIANCE () ALLOWING THE BUILDING TO PROJECT INTO THE SIDE AND REAR SETBACK NO MORE THAN X'.
19. AT ITS MEETING ON OCTOBER 18, 2023, THE CITY OF DOVER BOARD OF ADJUSTMENT GRANTED A LOT COVERAGE VARIANCE () ALLOWING 71% IMPERVIOUS COVERAGE OVER THE LOT.
20. AT ITS MEETING ON NOVEMBER 20, 2023, THE CITY OF DOVER PLANNING COMMISSION GRANTED CONDITIONAL APPROVAL OF THE SITE PLAN AS WELL AS THE CURBING AND PARKING REDUCTION WAIVERS.



SITE DATA

1. OWNER OF RECORD: CITY OF DOVER
PO BOX 470
DOVER, DELAWARE, 19903
dhugg@dover.de.us
2. EQUITABLE OWNER: SLS EQUITY PARTNERS C/O: SHIRA WESZ CPA
2380 LAKEWOOD ROAD
TOMS RIVER, NEW JERSEY, 08755
shira@slseq.com
3. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE, 19904
302-734-7950
4. PROPERTY MAP NUMBER: 4-05-03800-02-0800-00001
5. ZONING CLASSIFICATION: EXISTING: IPM-2 / DOVER DELAWARE
PROPOSED: IPM-2 / DOVER DELAWARE
6. DEED SUMMARY: D.R. 327-136
7. PLAT REFERENCE: PB. 117-98
8. PRESENT USE: VACANT
9. PROPOSED USE: COLD STORAGE WAREHOUSE
10. TOTAL SITE AREA: 11.53 ACRES
11. PROPOSED BUILDING: BUILDING: 165,000 ± S.F.
12. IMPERVIOUS COVERAGE: EXISTING: 0 S.F. (0 ACRES)
PROPOSED: 359,875 S.F. (8.26 ACRES)
13. PARKING CALCULATIONS: IPM2 (BUSINESS AND TECHNOLOGY CENTER)
REQUIRED: 207 SPACES (165,000 S.F. / 1 SPACE / 800 S.F.)
PROVIDED: 104 SPACES PER PARKING WAIVER REQUEST
HANDICAP PARKING SPACES: 4
LOADING BERTHS: 33 LOADING SPACES
14. BULK REQUIREMENTS: IPM2 (BUSINESS AND TECHNOLOGY CENTER)
FRONT: 60' BRL
SIDE: 40' BRL
REAR: 40' BRL
BUILDING HEIGHT: BUILDING HEIGHT REQUIRES EQUIVALENT BRL
LOT COVERAGE: REQUIRED: MAXIMUM 65% IMPERVIOUS
PROPOSED: 71% IMP. PER REQUESTED VARIANCE
15. LANDSCAPE REQUIREMENT: 1 TREE PER 3000 S.F. OF NONWOODED AREA.
501,811 S.F. / 3,000 S.F. / TREE = 167.3 ~ 168 TREES.
FUTURE PERMIT SUBMISSION
16. SIGNAGE: WATER - CITY OF DOVER
17. SOURCE OF WATER: SEWER - CITY OF DOVER
18. SOURCE OF SEWER: DELMARVA POWER
20. LIGHTING REQUIREMENTS: 1.5 FOOT CANDLES IN PARKING LOT AND DRIVE AISLES
LIGHTING TO BE COORDINATED WITH MEP ENGINEERS.
21. SURVEY BENCHMARK: BENCH MARK IRON ROD WITH CAP
VERTICAL: N: 431842.60
HORIZONTAL: E: 632569.93
22. MONUMENTATION: EXISTING: 5 FOUND
PROPOSED: 0 SET
23. TOTAL DISTURBED AREA:
24. SANITARY SEWER FLOW: AVERAGE DAILY FLOW:
PEAK DAILY FLOW:

SHEET INDEX

- C-001 COVER SHEET & OVERALL LAYOUT
- C-101 BOUNDARY & EXISTING CONDITIONS PLAN
- C-201 PRELIMINARY SITE & UTILITY PLAN
- L-101 PRELIMINARY LANDSCAPE PLAN

OWNERS CERTIFICATION

WE, CITY OF DOVER HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

DEVELOPERS CERTIFICATION

WE, SLS EQUITY PARTNERS C/O SHIRA WESZ CPA, HEREBY CERTIFY THAT WE ARE THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SHIRA WESZ CPA _____ DATE _____

ENGINEERS CERTIFICATION

I, J. MICHAEL RIEMANN, 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 MY BEST KNOWLEDGE AND BELIEF REPRESENTS ITS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

J. MICHAEL RIEMANN _____ P.E. NO. 13772 _____ DATE _____

LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (S)	→ EX. 10" S	→ 10" S
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN (F.M.)	→ EX. 10" F.M.	→ 12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER MANHOLE (S.S.M.H.)		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER CLEANOUT (C.O.)	→ EX. 10" W	→ 12" W
WIRE FENCE	×	×	WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
CHAINLINK FENCE	—○—	—○—	FIRE HYDRANT (F.H.)		
STOCKADE FENCE	—○—	—○—	WATER VALVE (W.V.) OR METER (W.M.)	→ EX. 10" W	→ 12" W
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP, RCP, HDPE)		
WETLAND BOUNDARY LINE			CATCH BASIN (C.B.)		
CONTOUR	49	55	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))		
ELEVATION SPOT SHOT	43.55	25.15 25.50 T.C. 25.00 B.C.	UNDERGROUND ELECTRIC (U.E.)		
BENCH MARK			UNDERGROUND TELEPHONE (U.T.)		
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND GAS MAIN (G)		
CENTERLINE					
LIGHT POLE					



ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

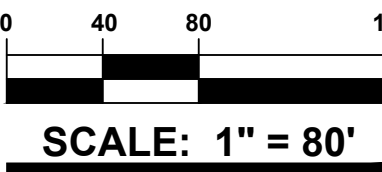
PROJECT TITLE

LOT 8
GARRISON OAK
DRIVE

GARRISON OAK DRIVE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

COVER SHEET
AND OVERALL
LAYOUT



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-001		

PROJECT NO.: 2009076.09

DATE: 10/04/2023

SCALE: 1" = 80'

DRAWN BY: J.D.M. | PROJ. MGR.: J.N.S.

SHEET

C-001

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