

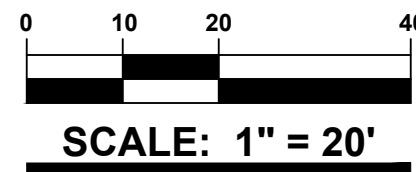
PROJECT TITLE

LANDS OF
DOWNTOWN
DOVER
PARTNERSHIP

133 S. GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

PARCEL
CONSOLIDATION
PLAN



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: Consolidation

PROJECT NO.: 2024314.00

DATE: 12-05-24

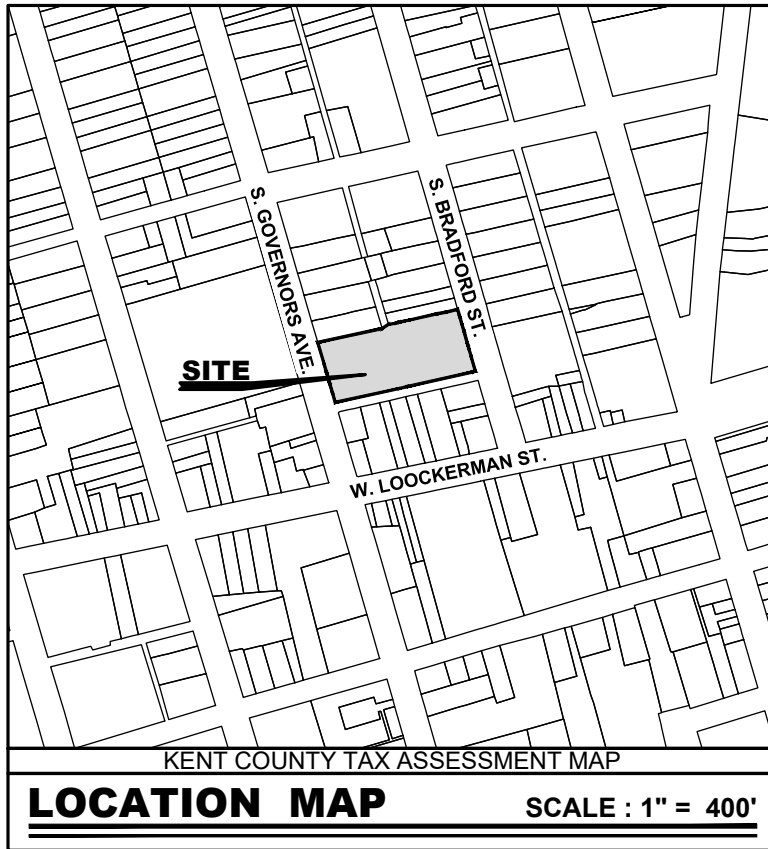
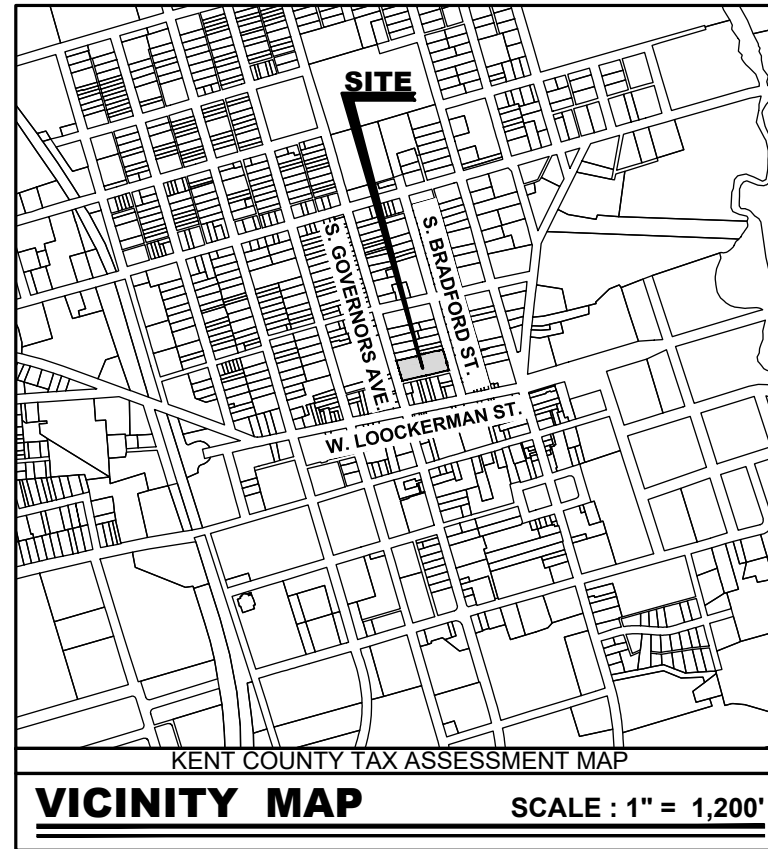
SCALE: 1" = 20'

DRAWN BY: M.J.H. PROJ. MGR.: M.J.H.

SHEET

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SITE DATA

- OWNER OF RECORD: DOWNTOWN DOVER PARTNERSHIP
101 W LOCKERMAN ST, SUITE 2B
DOVER, DE 19904
(302) 678-2940 - EMAIL: diane@downtowndoverpartnership.com
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DE 19904
(302) 734-7950 - EMAIL: mhenry@beckermorgan.com
- PROPERTY MAP NUMBERS: 2-05-07709-02-0800-00001
2-05-07709-02-0900-00001
2-05-07709-02-1000-00001
2-05-07709-02-2400-00001
2-05-07709-02-2500-00001
2-05-07709-02-2700-00001
- PROPERTY ADDRESS: PARCEL 08.00 145 S. GOVERNORS AVE, DOVER, DE 19903
PARCEL 09.00 139 S. GOVERNORS AVE, DOVER, DE 19904
PARCEL 10.00 133 S. GOVERNORS AVE, DOVER, DE 19904
PARCEL 24.00 136 S. BRADFORD ST, DOVER, DE 19903
PARCEL 25.00 148 S. BRADFORD ST, DOVER, DE 19904
PARCEL 27.00 150 S. BRADFORD ST, DOVER, DE 19904
- PROPERTY LOCATION: LATITUDE N 39° 09' 30.54" GRS80 - NAD83 (2011)
LONGITUDE W 075° 31' 35.84" GRS80 - NAD83 (2011)
- ZONING CLASSIFICATION: EXISTING: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT
PROPOSED: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT
- DEED REFERENCE: DEED BOOK: Y 301516 (PARCEL 08.00)
DEED BOOK: D 3181289 (PARCEL 09.00)
DEED BOOK: D 3322148 (PARCEL 10.00)
DEED BOOK: D 36314 (PARCEL 24.00)
DEED BOOK: D 13180245 (PARCEL 25.00)
DEED BOOK: D 32036 (PARCEL 27.00)
- PLAT REFERENCE: PLAT BOOK: 001 00001 (PARCEL 08.00)
PLAT BOOK: 001 00001 (PARCEL 09.00)
PLAT BOOK: 001 00001 (PARCEL 24.00)
- PRESENT USE: PARKING LOT
- PROPERTY AREAS: PARCEL 08.00 3,413 S.F. (0.0784 ACRES)
PARCEL 09.00 8,131 S.F. (0.1867 ACRES)
PARCEL 10.00 7,188 S.F. (0.1650 ACRES)
PARCEL 24.00 6,848 S.F. (0.1572 ACRES)
PARCEL 25.00 5,317 S.F. (0.1221 ACRES)
PARCEL 27.00 6,458 S.F. (0.1483 ACRES)
CONSOLIDATED TOTAL: 37,353 S.F. (0.8577 ACRES)
- BULK STANDARDS: C-2 - CENTRAL COMMERCIAL
REQUIRED
LOT AREA (MIN.): N/A
LOT WIDTH (MIN.): N/A
LOT DEPTH (MIN.): 70 FT.
FRONT SETBACK: 0 FT.
SIDE SETBACK: 0 FT.
REAR SETBACK: 5 FT.
SIDE/REAR ADJ RESIDENTIAL: 15 FT.
EXISTING (TO BE DEMOLISHED): 4,237 S.F.
- BUILDINGS: WATER: CITY OF DOVER
SEWER: CITY OF DOVER
GAS: CHESAPEAKE UTILITIES
ELECTRIC: CITY OF DOVER
- SURVEY DATUM: NGS MONUMENT:
VERTICAL: NAVD88
HORIZONTAL: NAD 83 (2011 DSP) -
- MONUMENTATION: 8 FOUND / 0 SET

GENERAL NOTES :

- BOUNDARY SURVEY DATA SHOWN HEREON WAS TAKEN FROM A PLAT ENTITLED "BOUNDARY SURVEY PLAN - DOVER MOBILITY HUB, DOVER, DE 19904" AS PREPARED BY MOUNTAIN CONSULTING, 103 S. BRADFORD STREET, DOVER, DE., DATED 7-16-2024. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "DOVER MOBILITY HUB - TOPOGRAPHIC SURVEY" AS PREPARED BY MOUNTAIN CONSULTING, 103 S. BRADFORD STREET, DOVER, DE., DATED 9-23-2024.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- FLOODPLAIN: PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOODING HAZARD, BASED ON FEMA FIRM MAP 10001C0167H EFFECTIVE MAY 5TH, 2003.

OWNERS CERTIFICATION

WE, DOWNTOWN DOVER PARTNERSHIP, 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.

DOWNTOWN DOVER PARTNERSHIP

DATE

SURVEYORS CERTIFICATION

I, JEFFREY C. DODD, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFREY C. DODD

P.L.S. NO. 782

DATE

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	■ SCM
IRON PIPE	⊙ FIP	● SIP
IRON PIPE W/ CAP	⊙ FIPC	
IRON ROD	⊙ FIR	● SIR
IRON ROD W/ CAP	⊙ FIRC	● SIRC
DRILL HOLE	⊙ FDH	● SDH
STONE	⊙ FSTONE	
PK NAIL	⊕ FPK	⊕ SPK