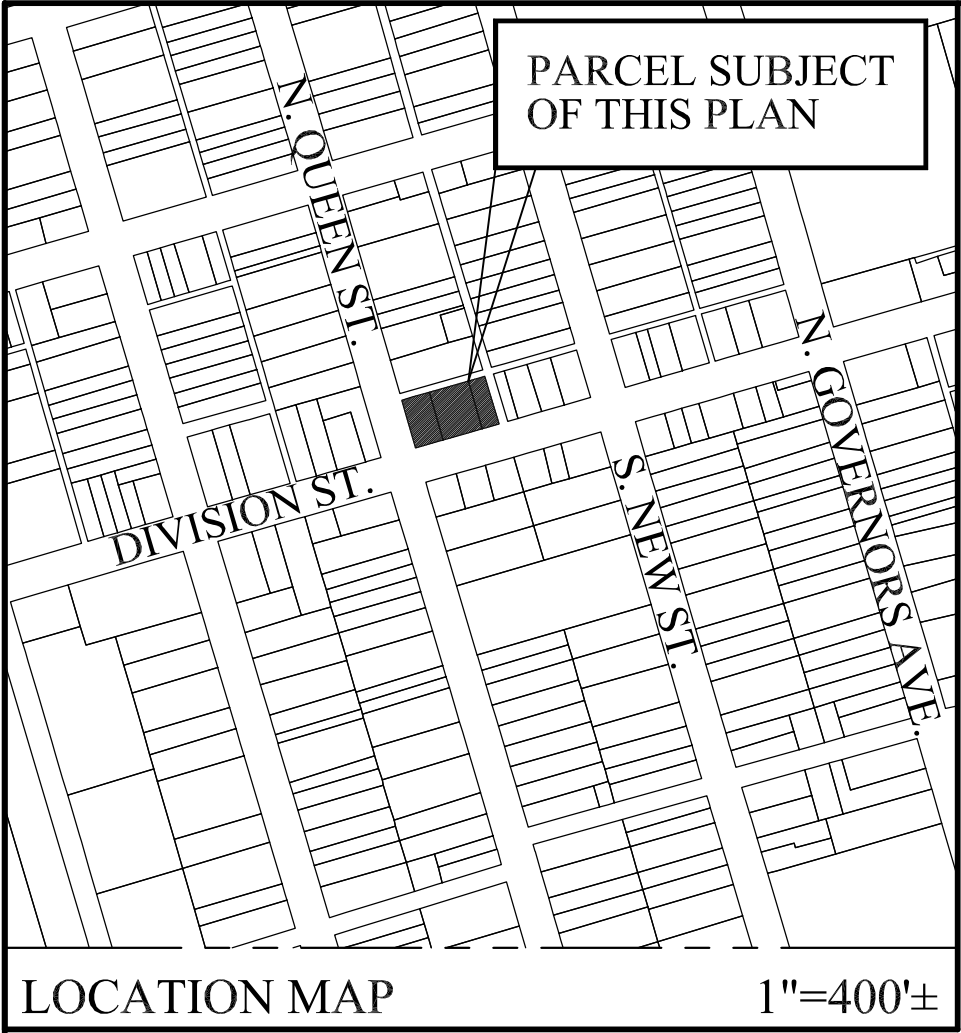




SITE DATA

- PROPERTY LOCATION:  
317, 319 & 325 W. DIVISION STREET  
DOVER, DE 19901
- OWNER OF RECORD:  
ASMA PROPERTY, LLC  
130 STATURE CT  
NEWARK, DE 19713  
302-533-5574
- ENGINEER OF RECORD:  
TROY L. ADAMS, P.E.  
MOUNTAIN ENGINEERING SERVICES, LLC.  
103 S. BRADFORD ST.  
DOVER, DE 19904  
302-744-9875
- TAX PARCEL NUMBERS: ED-05-076.08-05-01.00-000  
TAX PARCEL NUMBERS: ED-05-076.08-05-02.00-000  
TAX PARCEL NUMBERS: ED-02-076.08-05-03.00-000
- BULK AREA RESTRICTIONS (C-1A):  
STREET YARD SETBACK 25' MIN.  
SIDE YARD 5' MIN.  
REAR YARD 15' MIN.  
  
BULK AREA RESTRICTIONS (IO):  
STREET YARD SETBACK 10' MIN.  
SIDE YARD 10' MIN.  
REAR YARD 15' MIN.
- PARCEL AREA  
LOT 1: 0.08 ACS. (3,660.00 S.F.)  
LOT 2: 0.13 ACS. (5,608.00 S.F.)  
LOT 3: 0.05 ACS. (2,360.00 S.F.)
- GROSS FLOOR AREA:  
LOT 2: 3,932 S.F. (PER PUBLIC RECORD)  
LOT 3: 1,656 S.F. (PER PUBLIC RECORD)
- EXISTING ZONING: INSTITUTIONAL AND OFFICE ZONE (IO)
- PROPOSED ZONING: SERVICE COMMERCIAL ZONE (C-1A)

LEGEND

- IPF IRON PIPE FOUND
- x—x—x— EXISTING WOOD FENCE
- EXISTING CONCRETE
- Ø UP EXISTING UTILITY POLE
- EXISTING LIGHT POLE

CERTIFICATION OF OWNERSHIP

WE, ASMA PROPERTY, LLC, HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE LAW.

ASMA PROPERTY, LLC DATE

CERTIFICATION OF PLAN ACCURACY

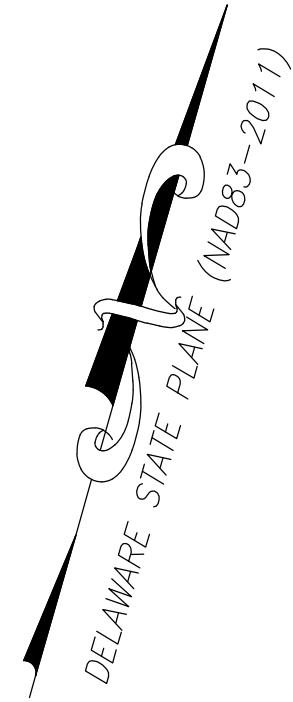
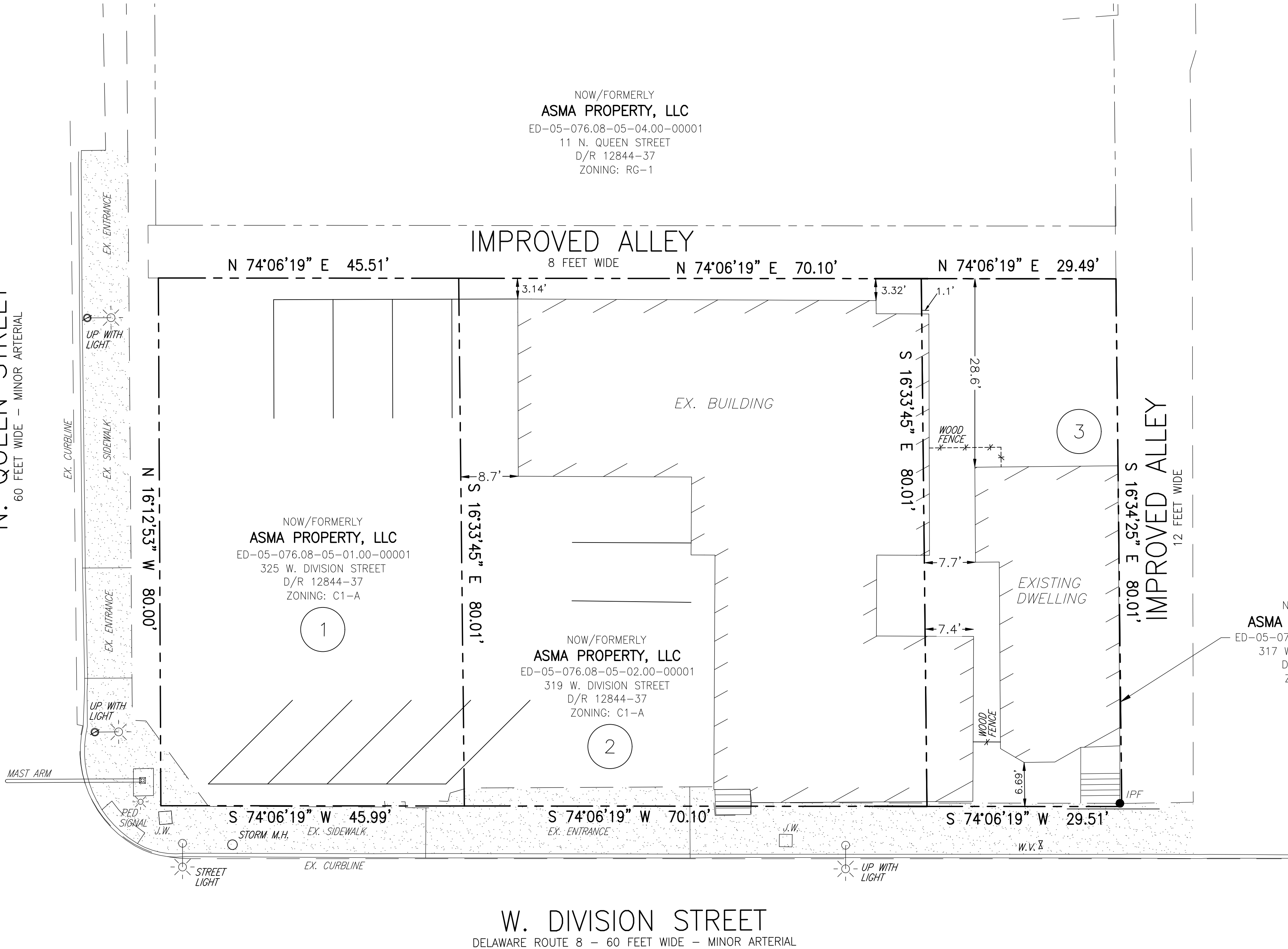
I, TROY L. ADAMS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Troy L. Adams

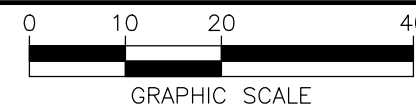
TROY L. ADAMS P.E. LIC. NO. 12002

1/27/26

DATE

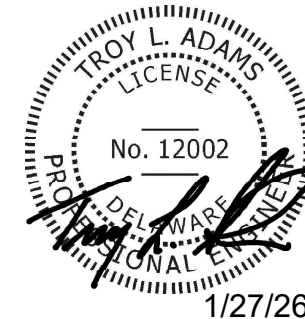


103 S. BRADFORD ST.  
DOVER, DE 19904  
P.O. BOX 558  
DOVER, DE 19903  
T-302-744-9875  
F-866-672-6428



SCALE: 1" = 20' DRAWN BY: AVH  
DESIGNED BY: CHECKED BY: TLA DRAWING NAME:  
DATE: 1-26-2026 COMM. NO. FILE NO. SHEET 1 OF 1

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1/27/26