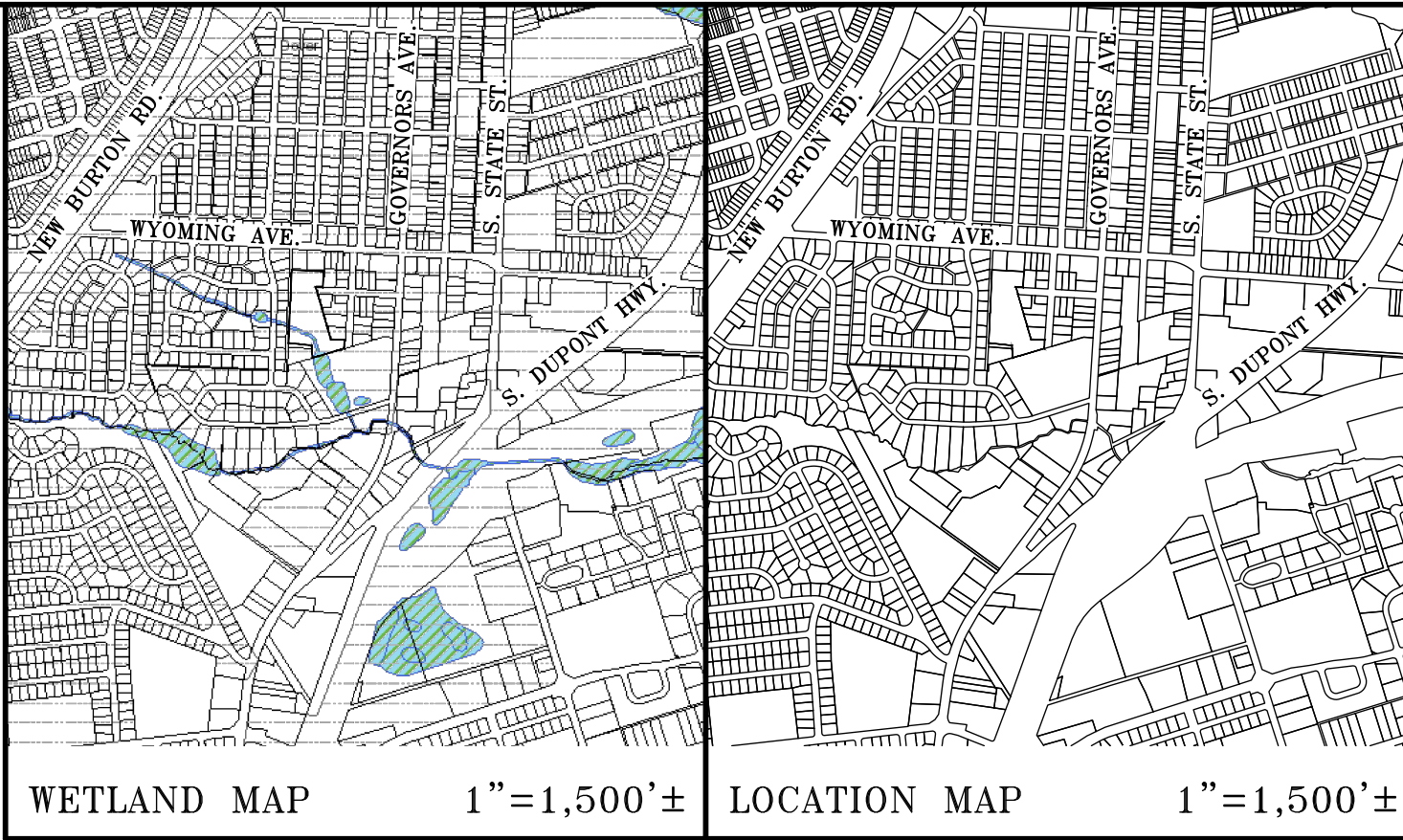
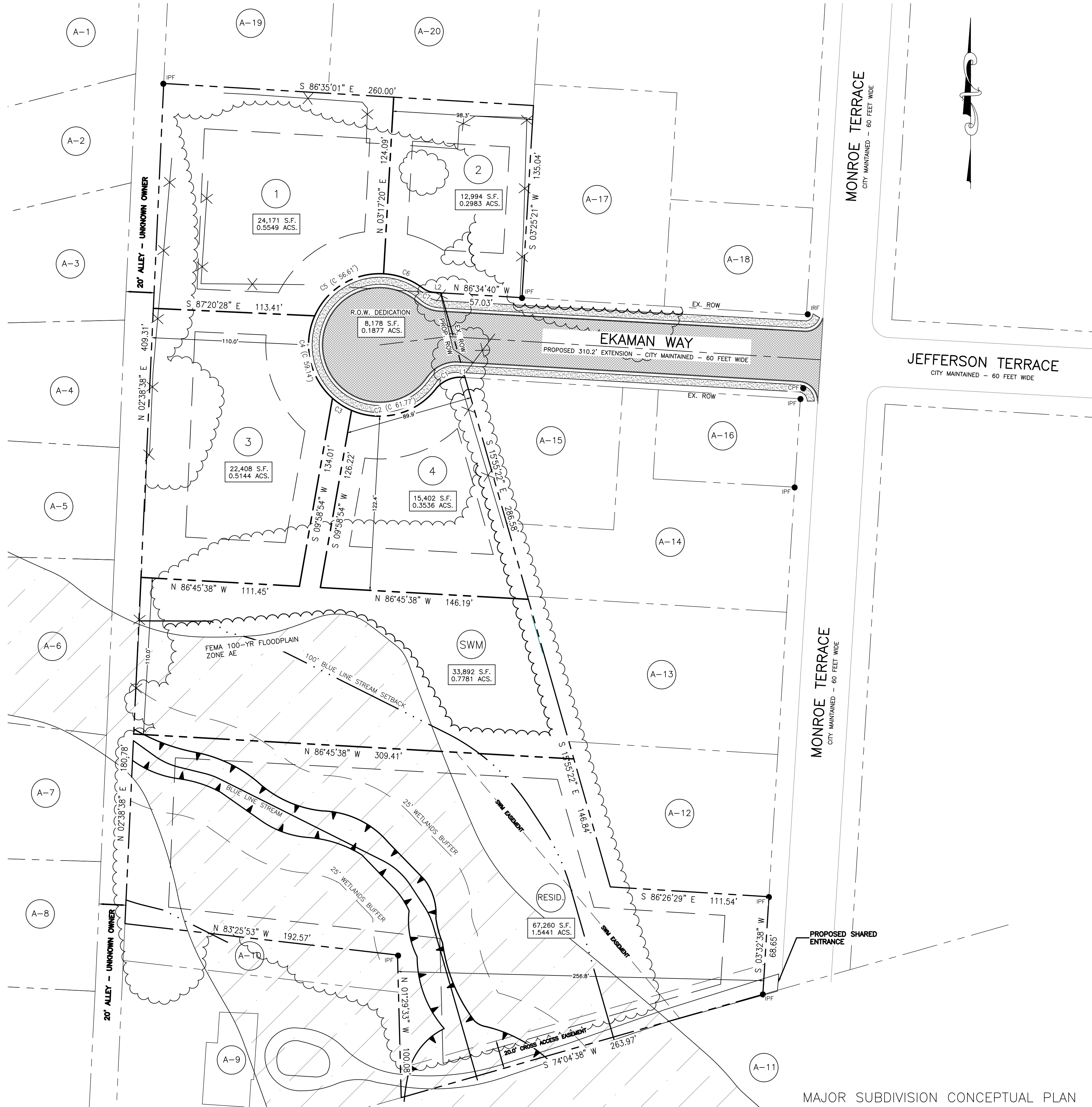


DATA COLUMN

1. OWNER:
WYOMING LLC
3 BOGGS RUN
DOVER, DE 19904
862-237-4515
2. ENGINEER OF RECORD:
MOUNTAIN CONSULTING, INC.
103 S. BRADFORD ST.
DOVER, DE 19904
302-744-9875
3. TAX PARCEL NUMBER: ALL OF 2-05-077.17-06-02.01-00001
4. ZONING CLASSIFICATION: R-10 (SINGLE-FAMILY RESIDENTIAL)
5. TOTAL NUMBER OF LOTS:
EXISTING - 1
PROPOSED - 6 (4 NEW RESIDENTIAL, 1 NEW SWM, 1 RESIDUAL)
6. BULK AREA RESTRICTIONS:
MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'
MIN. LOT DEPTH: 110'
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 15'
TOTAL SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'
MAX. IMPERVIOUS COVERAGE: 30%
7. TOTAL ACREAGE WITHIN EACH LOT AFTER SUBDIVISION
LOT 1: 0.5549 ACS. (24,174 S.F.)
LOT 2: 0.2983 ACS. (12,994 S.F.)
LOT 3: 0.5144 ACS. (22,408 S.F.)
LOT 4: 0.3536 ACS. (15,402 S.F.)
RESIDUAL: 1.5441 ACS. (67,260 S.F.)
SWM: 0.7781 ACS. (33,892 S.F.)
R.O.W.: 0.1877 ACS. (8,178 S.F.)
8. TOTAL ACREAGE PRIOR TO SUBDIVISION: 4.2311 ACS.
9. FRONTAGE OF EACH LOT:
LOT 1: 100.00'
LOT 2: 107.94'
LOT 3: 107.21'
LOT 4: 107.97'
RESIDUAL: 68.65'
SWM: 15.90'
10. NUMBER OF PERMANENT MONUMENTS:
8 - IPF (IRON PIPE FOUND)
1 - CFF (CAPPED PIPE FOUND)
11. PROPOSED TYPE OF UTILITIES:
WATER: CITY OF DOVER
WASTEWATER: CITY OF DOVER
12. RELATION TO THE GROWTH ZONE: INSIDE
13. FLOODPLAIN: THIS SITE IS IMPACTED BY THE 100 YR. FLOODPLAIN PER FEMA MAP PANEL NUMBER 10001C0169J, EFFECTIVE JULY 7, 2014, ZONE AE.
14. PRESENT USE: RESIDENTIAL (UNDEVELOPED)
15. PROPOSED USE: RESIDENTIAL

LEGEND

- PROPERTY LINES
--- ADJOINING PROPERTY LINES
--- BUILDING RESTRICTION LINE
--- WETLANDS
--- 25' WETLANDS BUFFER
--- 100' BLUE LINE STREAM BUFFER
--- BLUE LINE STREAM
--- EXISTING FENCE
--- EXISTING EDGE OF PAVEMENT
--- EXISTING TREELINE
--- PROPOSED TREELINE
--- 100-YR. FLOOD PLAIN
--- PROPOSED PAVEMENT
--- EXISTING BUILDING
--- PROPOSED SIDEWALK
--- PROPOSED CURB



LABEL	ZONING	PARCEL NUBER	NOW/FORMERLY	DEED REFERENCE
A-1	R-10	2-05-076.20-03-09.00-000	JEAN C. TAYLOR	D 585-35
A-2	R-10	2-05-076.20-03-10.00-000	STEVEN L. & CASSANDRA A. LEBON	D 8793-120
A-3	R-10	2-05-076.20-03-11.00-000	DANIEL M. BIEKER	D 333-298
A-4	R-10	2-05-076.20-03-27.00-000	AIDEN T. ODELL	D 12050-259
A-5	R-10	2-05-076.20-03-28.00-000	DURRELL N. DOLPH II	D 8699-48
A-6	R-10	2-05-076.20-03-29.00-000	WILFREDO MORALES-MORALES	D 9918-183
A-7	R-10	2-05-076.20-03-30.00-000	EVANELLE G. GELDOP	H 41-203
A-8	R-10	2-05-076.20-03-53.00-000	THE TRUST OF JOAN M. SCIPLE	D 12273-1
A-9	R-10	2-05-077.17-06-02.02-000	JOSEPHINE D. SCHWARTZ	D 341-327
A-10	R-10	2-05-077.17-06-03.00-000	JOSEPHINE D. SCHWARTZ	U 23-211
A-11	CPO	2-05-086.05-01-01.00-000	WOODBROOK DEVELOPMENT, LLC	D 375-235
A-12	R-8	2-05-077.17-06-05.00-000	JACQUELINE CHAMBERS	D 11682-54
A-13	R-8	2-05-077.17-06-06.00-000	WAYNE L. MITCHELL	D 515-233
A-14	R-8	2-05-077.17-06-07.00-000	RONALD WILLIAM RHODES	D 10120-331
A-15	R-8	2-05-077.17-06-10.00-000	RONALD WILLIAM RHODES	D 12147-117
A-16	R-8	2-05-077.17-06-09.00-000	THOMAS A. & KENNETH BURKE FRAIZER	D 10502-105
A-17	R-8	2-05-077.17-06-13.00-000	FUNCTIONAL PROPERTIES, LLC	D 12272-86
A-18	R-8	2-05-077.17-06-11.00-000	FUNCTIONAL PROPERTIES, LLC	D 12272-86
A-19	R-10	2-05-077.17-06-01.00-000	LUKE B. & SHANNON M. SILER	D 8619-255
A-20	R-10	2-05-077.17-06-14.00-000	CEDRIC CURTIS & JORDIN WILLIAMS	D 9835-93

LINE	BEARING	DISTANCE
L1	N 87°05'57" W	4.20'
L2	S 86°22'33" E	4.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.56'	17.93'	17.46'	S 64°29'56" W	45°32'24"
C2	50.00'	66.58'	61.77'	S 75°13'14" W	76°17'58"
C3	50.00'	15.90'	15.63'	N 57°23'16" W	18°13'02"
C4	50.00'	63.28'	59.14'	N 12°09'23" W	72°30'43"
C5	50.00'	60.18'	56.61'	N 58°34'43" E	68°57'29"
C6	50.00'	29.74'	29.30'	S 69°54'11" E	34°04'42"
C7	15.00'	9.01'	8.88'	S 70°04'20" E	34°24'58"

MAJOR SUBDIVISION CONCEPTUAL PLAN
FOR
WYOMING LLC
TAX MAP 2-05-077.17-06-02.01-00001
CITY OF DOVER - KENT COUNTY
STATE OF DELAWARE

REVISIONS	CHECKED BY		©2023 MOUNTAIN CONSULTING, INC. 103 S. BRADFORD ST. DOVER, DE 19904 P.O. BOX 558 DOVER, DE 19903 T-302-744-9875 F-866-672-6428
		0' 20' 40' 80' GRAPHIC SCALE	
		SCALE: 1" = 40'	DRAWN BY: AKP
		DESIGNED BY:	CHECKED BY: KFB DRAWING NAME:
		DATE: 02/03/23 COMM. NO.: 2022067EM	FILE NO.: SHEET NO.: 1 OF 1