

- 1) SITE SKETCH BASED ON PLOT BOOK #52, PAGE 97 ONLY.
- 2) SETBACKS SHOWN AS PROVIDED BY CITY OF DOVER PLANNING OFFICE AND DO NOT MATCH WHAT RECORD PLAN SHOWS.
- 3) 100' RIPARIAN BUFFER CAN BE REDUCED TO 50' (AS SHOWN ON PLAN) PER CITY OF DOVER PLANNING OFFICE.
- 4) REMOVAL OF EXISTING VEGETATIVE COVER CAN BE CLEARED AS IT DOES NOT MEET THE CITY OF DOVER DEFINITION OF WOODLANDS.
- 5) REAR PORTION OF THE SITE SHOWS SITE MAY LIE WITHIN THE 100-FLOOD PLAIN ACCORDING TO FEMA MAP #10001C0166H, DATED 05/05/2003. SAID LINE APPEARS TO MEANDER ALONG REAR OF SITE AS SHOWN.

- 1) OWNER OF RECORD ADDRESS: 1075 SILVER LAKE BLVD, DOVER, DE 19901
- 2) SILVER LAKE BLVD WIDTH VARIES ALONG FRONTAGE CUL-DE-SAC.
- 3) EXISTING SANITARY SEWER EASEMENT TO BE RELOCATED ONSITE, IF POSSIBLE, WITH FINAL DESIGN.
- 4) EXISTING ZONING: CPO. PROPOSED ZONING C-2A.
- 5) ENTIRE 5.0374 +/- ACRES SUBJECT TO REZONING.

LOCATION MAP
(SCALE : NONE)

PLAN PREPARED BY

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OWNERS INFORMATION	
DOVER FEDERAL CREDIT UNION	
CITY OF DOVER KENT COUNTY, DELAWARE	

DRAWN BY:	NP
CHECKED BY:	
SCALE:	1"=40'
DATE:	03/20/2023
DATE OF FLD WRK:	N/A
DATE CRNRS SET:	N/A
FIELD BOOK/PAGE:	N/A
SCJ FILE NAME:	N/A
DRAWING #:	1079_SilverLakeBlvd
CONTRACT #:	1079_SilverLakeBlvd

SHEET 1 OF 1

OWNER: SILVER LAKE REALTY DE, LLC
ED-05-06712-02-0200-000

15' WIDE SANITARY SEWER
EASEMENT AS GRAPHICALLY
DEPICTED ON RECORD PLAN
(PLOT BOOK #522, PAGE #97)

R= 175.00' / A= 156.14'
CH: < 5 43°30'40" W 151.02'