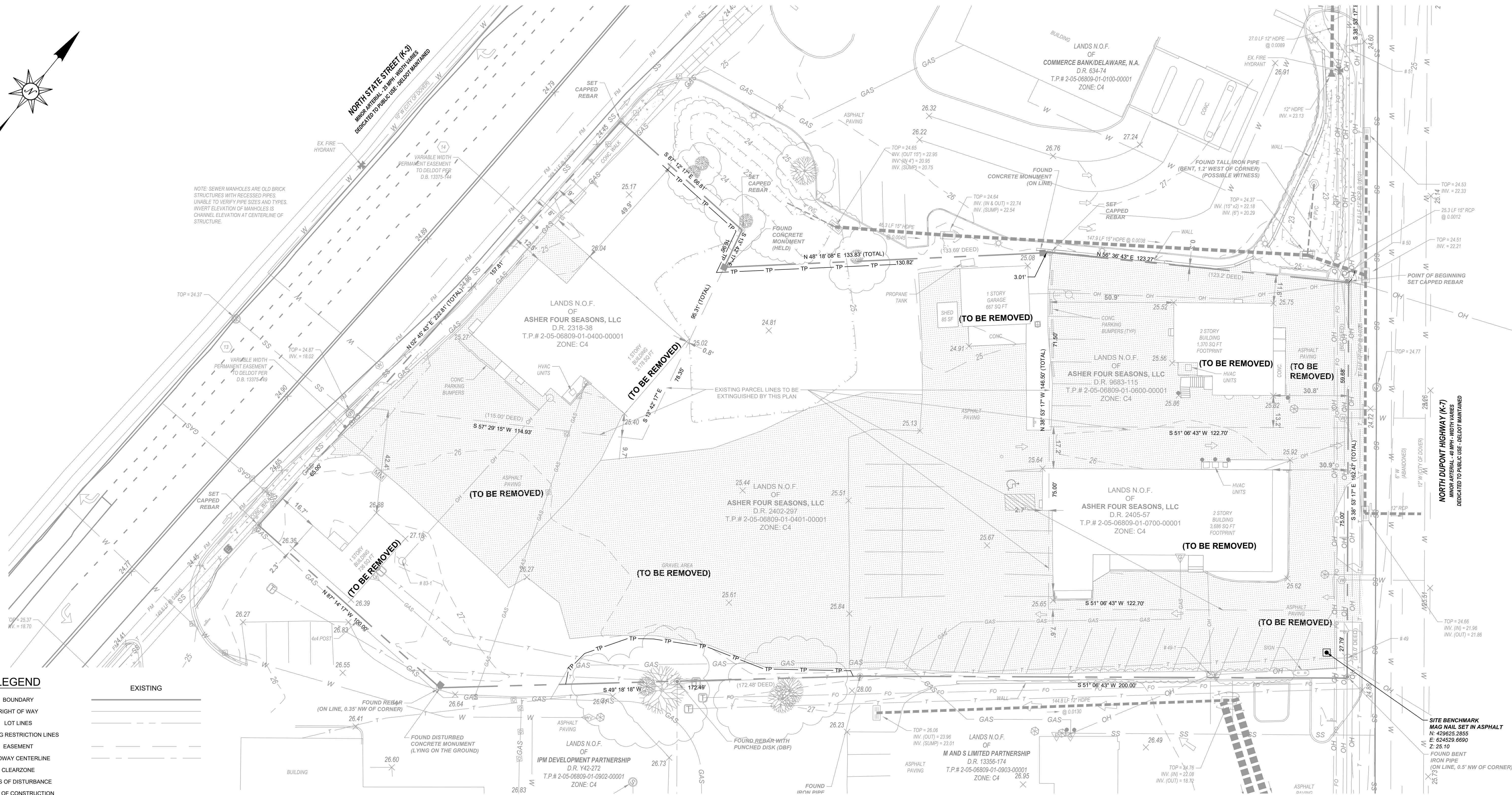
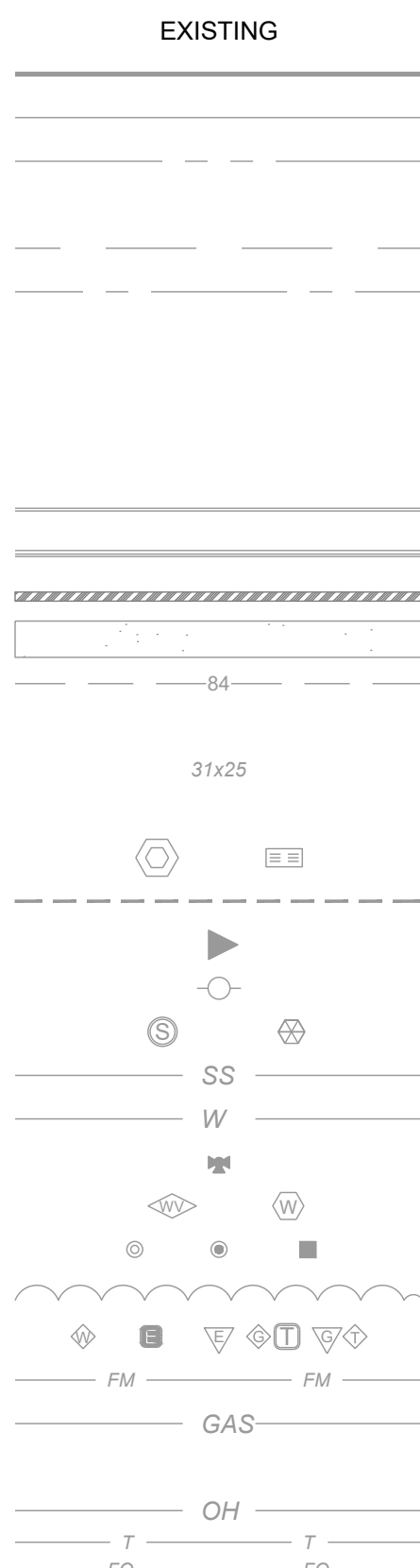
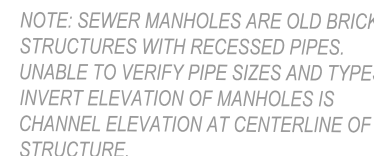




NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE
WORK, OF PERSONS ENGAGED IN THE
WORK, OF ANY NEARBY STRUCTURE,
OR OF ANY OTHER PERSONS.

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DOVER DUPONT STATE, LLC

736 NORTH DUPONT

736 N DUPONT HWY, DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

EXISTING FEATURES / DEMOLITION PLAN

DATE AUGUST 15, 2025



SCALE: 1" = 20'

0 10' 20'

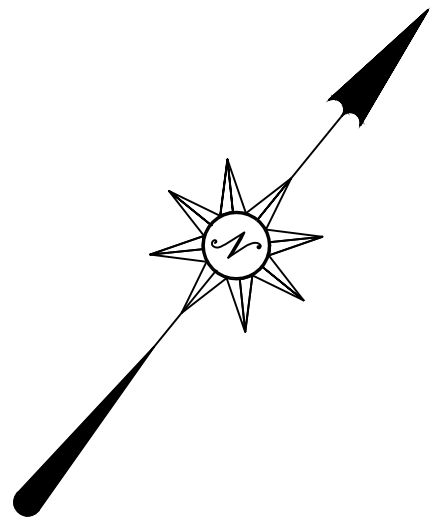
R. JCG CH. MJK

M. MJK

JOB NO. 25002424

SHEET NO.

Q02



NOTE: SEWER MANHOLES ARE OLD BRICK STRUCTURES WITH RECESSED PIPES. UNABLE TO VERIFY PIPE SIZES AND TYPES. INVERT ELEVATION OF MANHOLES IS CHANNEL ELEVATION AT CENTERLINE OF STRUCTURE.

EX. WATER SERVICE TO BE ABANDONED. CUT AND CAP AT MAIN

LEGEND

- PROPOSED**
- BOUNDARY
 - RIGHT OF WAY
 - LOT LINES
 - BUILDING RESTRICTION LINES
 - EASEMENT
 - ROADWAY CENTERLINE
 - CLEARZONE
 - LIMITS OF DISTURBANCE
 - LIMITS OF CONSTRUCTION
 - PARKING SPACE NUMBER
 - P.C.C. CURB
 - P.C.C. INTEGRAL CURB AND GUTTER
 - WALL
 - SIDEWALK
 - CONTOUR
 - PARTIAL FOOT CONTOUR
 - SPOT GRADE
 - DRAINAGE FLOW ARROW
 - STORM SEWER STRUCTURE
 - STORM SEWER PIPE
 - FLARED END SECTION
 - UTILITY POLE
 - SANITARY STRUCTURE
 - SANITARY SEWER PIPE
 - WATER LINE
 - FIRE HYDRANT
 - WATER STRUCTURE
 - MONUMENTATION
 - TREES / TREELINE
 - UTILITY MARKERS
 - SANITARY FORCE MAIN
 - GAS MAIN
 - ELECTRIC LINE
 - OVERHEAD LINE
 - COMMUNICATIONS LINE
 - LIGHT POLE
- EXISTING**
- FOUND REBAR (ON LINE, 0.35' NW OF CORNER)
 - FOUND DISTURBED CONCRETE MONUMENT (LYING ON THE GROUND)
 - FOUND TALL IRON PIPE (BENT, 1.2' WEST OF CORNER) (POSSIBLE WITNESS)
 - FOUND BENT IRON PIPE (ON LINE, 0.5' NW OF CORNER)

SANITARY SEWER LATERAL STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INVERT	COMMENT
CO1	4" LAT CLEANOUT	27.13	18.55	SEE DETAIL, SHEET 3
CO2	4" LAT CLEANOUT	20.39	19.20	SEE DETAIL, SHEET 3
CO3	4" LAT CLEANOUT	27.73	20.20	SEE DETAIL, SHEET 3
CO4	4" LAT CLEANOUT	27.60	21.12	SEE DETAIL, SHEET 3
CO5	4" LAT CLEANOUT	28.44	21.83	SEE DETAIL, SHEET 3
CO6	4" LAT CLEANOUT	28.35	23.22	SEE DETAIL, SHEET 3
CO7	4" LAT CLEANOUT	28.89	23.01	SEE DETAIL, SHEET 3

SANITARY SEWER LATERAL PIPE SCHEDULE

LINE #	SIZE	TYPE	LENGTH (FT)	SLOPE (FT/FT)	INV. IN	INV. OUT
S-1	4"	SDR 26 PVC	16	0.0212	18.55	18.20
S-2	4"	SDR 26 PVC	31	0.0212	19.20	18.55
S-3	4"	SDR 26 PVC	47	0.0212	20.20	19.20
S-4	4"	SDR 26 PVC	44	0.0212	21.12	20.20
S-5	4"	SDR 26 PVC	34	0.0212	21.83	21.12
S-6	4"	SDR 26 PVC	46	0.0290	23.22	21.89
S-7	4"	SDR 26 PVC	33	0.0209	23.01	22.33
S-7A	4"	SDR 26 PVC	10	0.0249	22.08	21.83
S-8	4"	SDR 26 PVC	51	0.0290	24.70	23.22
S-9	4"	SDR 26 PVC	38	0.0209	23.81	23.01

WATER LATERAL PIPE SCHEDULE

LINE #	SIZE	TYPE	LENGTH (FT)	METER
W-1	2"	HDPE	207	METER

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NAME	BOX	TOP UNIT	GRATE	TOP OF GRATE	INVERT IN	INVERT OUT
CB-1-1	34"x24"	TYPE A	TYPE 1	25.85	22.47 (P-1-2)	22.47
CB-1-2	34"x24"	TYPE A	TYPE 1	27.43	22.92 (P-1-3)	22.92
DOGHOUSE SMH-1	48" DIA.	MANHOLE	MANHOLE	24.71	22.15 (P-1-1)	23.75
OS-1-4	34"x24"	NONE	TRASH RACK	27.25		23.75
OS-1-5	34"x24"	NONE	TRASH RACK	27.40		23.90
SMH-1-3	48" DIA.	MANHOLE	MANHOLE	27.78	23.60 (P-1-4) 23.60 (P-1-5)	23.60

STORM SEWER PIPE SCHEDULE

NAME	FROM	TO	SIZE	TYPE	LENGTH	CLASS	INVERT UP	INVERT DOWN	SLOPE (FT/FT)
P-1-1	CB-1-1	DOGHOUSE SMH-1	15"	HDPE	63'	-	22.47	22.15	0.00508
P-1-2	CB-1-2	CB-1-1	15"	HDPE	90'	-	22.92	22.47	0.00501
P-1-3	SMH-1-3	CB-1-2	15"	HDPE	138'	-	23.60	22.92	0.00494
P-1-4	OS-1-4	SMH-1-3	15"	HDPE	34'	-	23.75	23.60	0.00445
P-1-5	OS-1-5	SMH-1-3	15"	HDPE	82'	-	23.90	23.60	0.00366



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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DOVER DUPONT STATE, LLC

7-ELEVEN - 736 NORTH DUPONT

17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
NEWARK, DE 19711

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
SITE AND UTILITY PLAN

AUGUST 15, 2025

REVISIONS



08-14-2025

SCALE: 1" = 20'

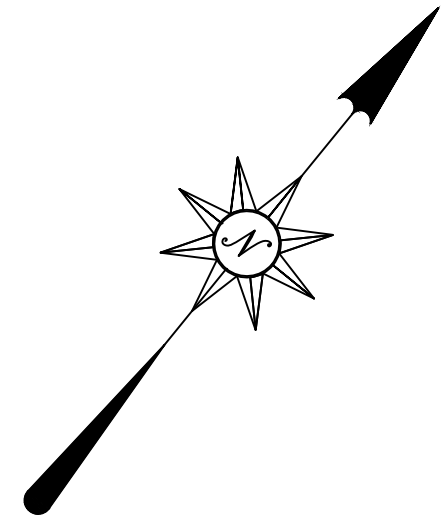
DR. JCG CH. MJK

P.M. MJK

JOB NO. 25002424

SHEET NO.

Q03



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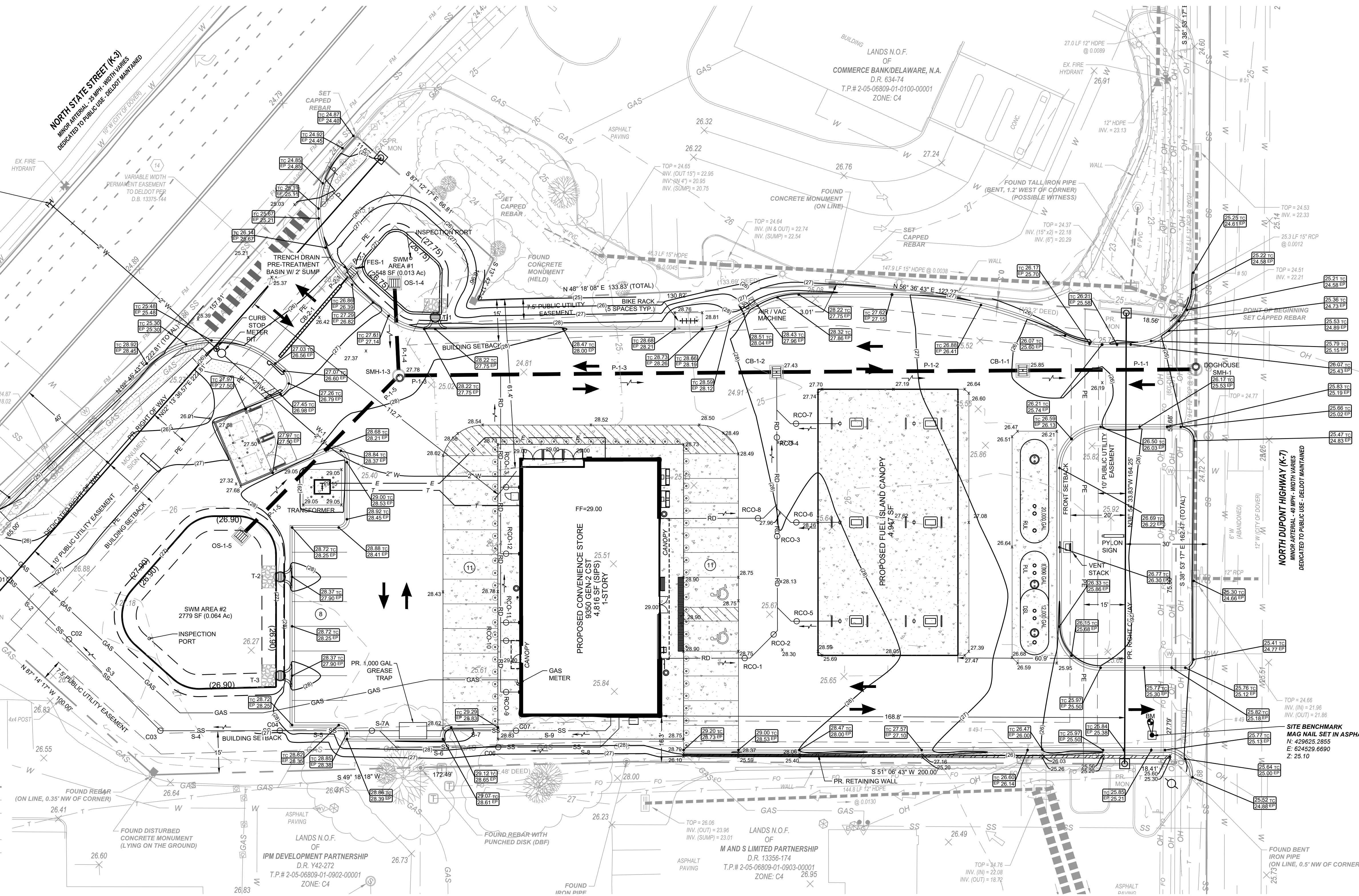
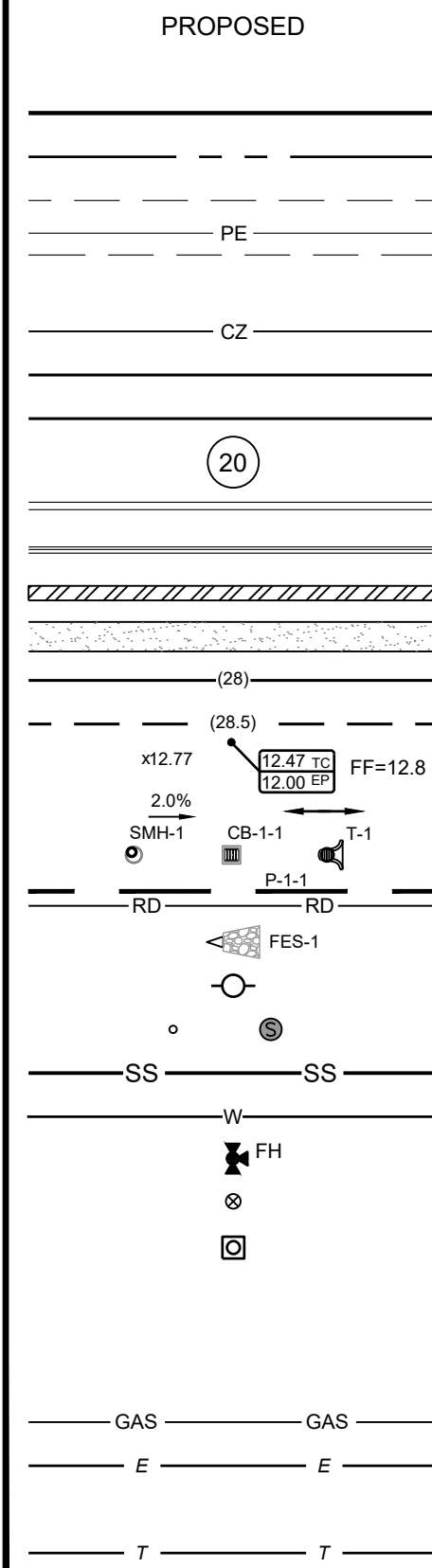
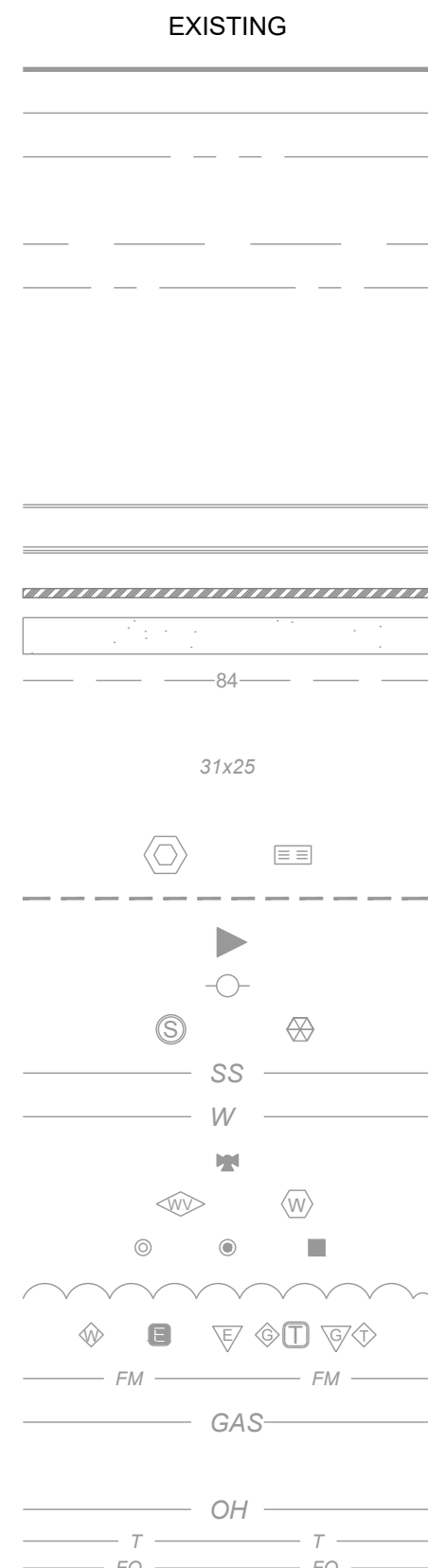
TOP = 24.37
INV. = 18.00
VARIABLE WIDTH PERMANENT EASEMENT TO DELDOT PER D.B. 13375-744

LEGEND

PROPOSED

EXISTING

- BOUNDARY
- RIGHT OF WAY
- LOT LINES
- BUILDING RESTRICTION LINES
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7-ELEVEN - 736 NORTH DUPONT

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
GRADING PLAN

CLIENT

DATE

AUGUST 15, 2025

REVISIONS

NO.	DESCRIPTION	DATE



SCALE: 1" = 20'

DR. JCG CH. MJK

P.M. MJK

JOB NO. 25002424

SHEET NO.

Q04

