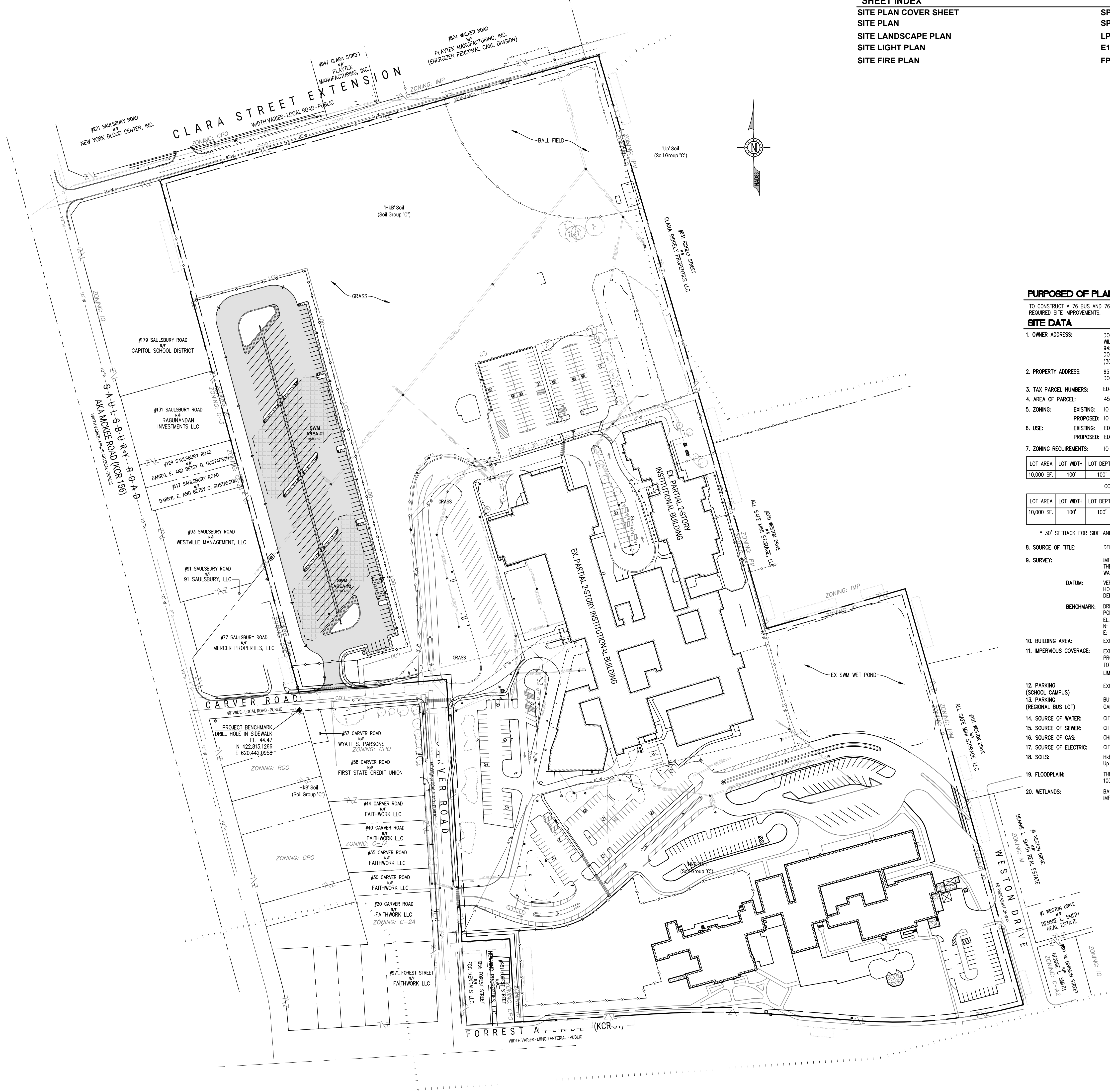




SHEET INDEX

SITE PLAN COVER SHEET  
SITE PLAN  
SITE LANDSCAPE PLAN  
SITE LIGHT PLAN  
SITE FIRE PLAN

SP-01  
SP-02  
LP-01 THRU LP-03  
E1.01 THRU E1.03  
FP-01 AND FP-02



LOCATION MAP SCALE: 1"=1,200' LOCATION MAP SCALE: 1"=800'

PURPOSED OF PLAN:

TO CONSTRUCT A 76 BUS AND 76 CAR PARKING FACILITY WITH  
REQUIRED SITE IMPROVEMENTS.

SITE DATA

- OWNER ADDRESS: DOVER SPECIAL SCHOOL DISTRICT (CAPITAL SCHOOL DISTRICT)  
WILLIAM HENRY MIDDLE SCHOOL  
945 FOREST ST.  
DOVER, DE 19904  
(302) 672-1620
- PROPERTY ADDRESS: 65 CARVER ROAD  
DOVER, DE 19904
- TAX PARCEL NUMBERS: ED-05-076.07-01-55.00
- AREA OF PARCEL: 45.46± ACRES TOTAL (14.58± AC. WITHIN COZ-1) (PER DNREC APPROVED PLAN 6/7/14)
- ZONING: EXISTING: IO IN COZ-1 (INSTITUTIONAL AND OFFICE ZONE IN THE CORRIDOR OVERLAY ZONE)  
PROPOSED: IO IN COZ-1 (INSTITUTIONAL AND OFFICE ZONE IN THE CORRIDOR OVERLAY ZONE)
- USE: EXISTING: EDUCATIONAL  
PROPOSED: EDUCATIONAL
- ZONING REQUIREMENTS: IO - INSTITUTIONAL/OFFICE

| LOT AREA   | LOT WIDTH | LOT DEPTH | FRONT YARD | SIDE YARD | SIDE YARD TOTAL | REAR YARD | REAR/SIDE YARD ADJOINING RESIDENTIAL ZONE | BUILDING HEIGHT | FLOOR AREA RATIO | LOT COVERAGE |
|------------|-----------|-----------|------------|-----------|-----------------|-----------|-------------------------------------------|-----------------|------------------|--------------|
| 10,000 SF. | 100'      | 100'      | 10'        | 10'       | -               | 15'       | 30'                                       | 10/150'         | 6.0              | 85%          |

COZ-1 - OVERLAY DISTRICT

| LOT AREA   | LOT WIDTH | LOT DEPTH | FRONT YARD        | SIDE YARD | SIDE YARD TOTAL | REAR YARD | REAR/SIDE YARD ADJOINING RESIDENTIAL ZONE | BUILDING HEIGHT | FLOOR AREA RATIO | OPEN SPACE |
|------------|-----------|-----------|-------------------|-----------|-----------------|-----------|-------------------------------------------|-----------------|------------------|------------|
| 10,000 SF. | 100'      | 100'      | 40'-50' SAULSBURY | 5'        | 5'              | 5'        | 15'                                       | 2/35'           | -                | 25%        |

\* 30' SETBACK FOR SIDE AND/OR REAR YARDS WHICH ADJOIN A RESIDENCE ZONE

- SOURCE OF TITLE: DEED RECORD F, VOLUME 25, PAGE 306
- SURVEY: IMPROVEMENTS AND TOPOGRAPHIC FIELD SURVEY CONDUCTED BY CDA ENGINEERING, INC. IN FEBRUARY 2024. THE PERIMETER BOUNDARY FOR THE SUBJECT PROPERTY SHOWN HEREON IS DEPICTED PER PLANS FOR BOOKER T. WASHINGTON RENOVATION AND ADDITION DATED JULY 2014 PREPARED BY BECKER MORGAN GROUP.
- DATUM: VERTICAL - NAVD 88  
HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS;  
DELAWARE STATE PLANE NAD 83/91
- BENCHMARK: DRILL HOLE IN SIDEWALK  
POINT NO.: 2  
E.L.: 44.47'  
N: 422,815.1266  
E: 620,442.0958  
EXISTING: 257,271± SF
- BUILDING AREA: EXISTING: 14.99 AC. (33.0%)  
PROPOSED: 3.43 AC.
- IMPERVIOUS COVERAGE: TOTAL: 18.42 AC. (40.5%)  
LIMIT OF DISTURBANCE: 5.0± AC.  
EXISTING CAMPUS PARKING UNCHANGED 402± SPACES (INCLUDING 22± ADA SPACES)  
BUS PARKING: 76 SPACES  
CAR PARKING: 76 SPACES (INCLUDING 4 ADA SPACES)
- SOURCE OF WATER: CITY OF DOVER
- SOURCE OF SEWER: CITY OF DOVER
- SOURCE OF GAS: CHESAPEAKE UTILITIES
- SOURCE OF ELECTRIC: CITY OF DOVER
- SOILS: H&B - HAMBROOK URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPE  
Up - URBAN LAND
- FLOODPLAIN: THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100-YR FLOOD PLAN AS SHOWN ON FIRM MAP 10001C0166H DATED MAY 5, 2003.
- WETLANDS: BASED ON FIELD OBSERVATION 2024, NO FRESH WATER WETLANDS ARE LOCATED WITH PROPOSED IMPROVEMENT AREAS.

PERIMETER BOUNDARY CERTIFICATION

THE PERIMETER BOUNDARY FOR THIS SITE SHOWN ON THESE PLANS IS AS DEPICTED AND CERTIFIED ON PLAN PREPARED BY BECKER MORGAN GROUP DATED JULY 2014 AND TITLED "BOOKER T. WASHINGTON RENOVATION AND ADDITION", FILE NUMBER 2013197-SITE-CSD.

CERTIFICATION OF OWNERSHIP

WE, DOVER SPECIAL SCHOOL DISTRICT, 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.

CERTIFICATION OF PLAN ACCURACY

I, COLMICILLE DEASCANS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

COLMICILLE DEASCANS  
REGISTRATION #13049

DATE

| REVISION                           |          |
|------------------------------------|----------|
| SITE PLAN SUBMISSION CITY OF DOVER | 9/5/2024 |

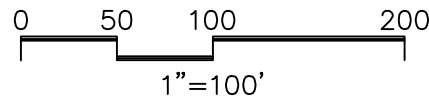


CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE  
SUITE 401  
WILMINGTON, DE 19804

Tel: 302.998.9202  
Fax: 302.691.1314  
cdaengineering.com

|              |                   |
|--------------|-------------------|
| DRAWN BY:    | EMT/ZJK           |
| CHECKED BY:  | CD                |
| PROJECT No.: | 22.130.00         |
| SCALE:       | 1"=100'           |
| DATE:        | SEPTEMBER 5, 2024 |
| CAD FILE:    | 22.130.BASE.DWG   |

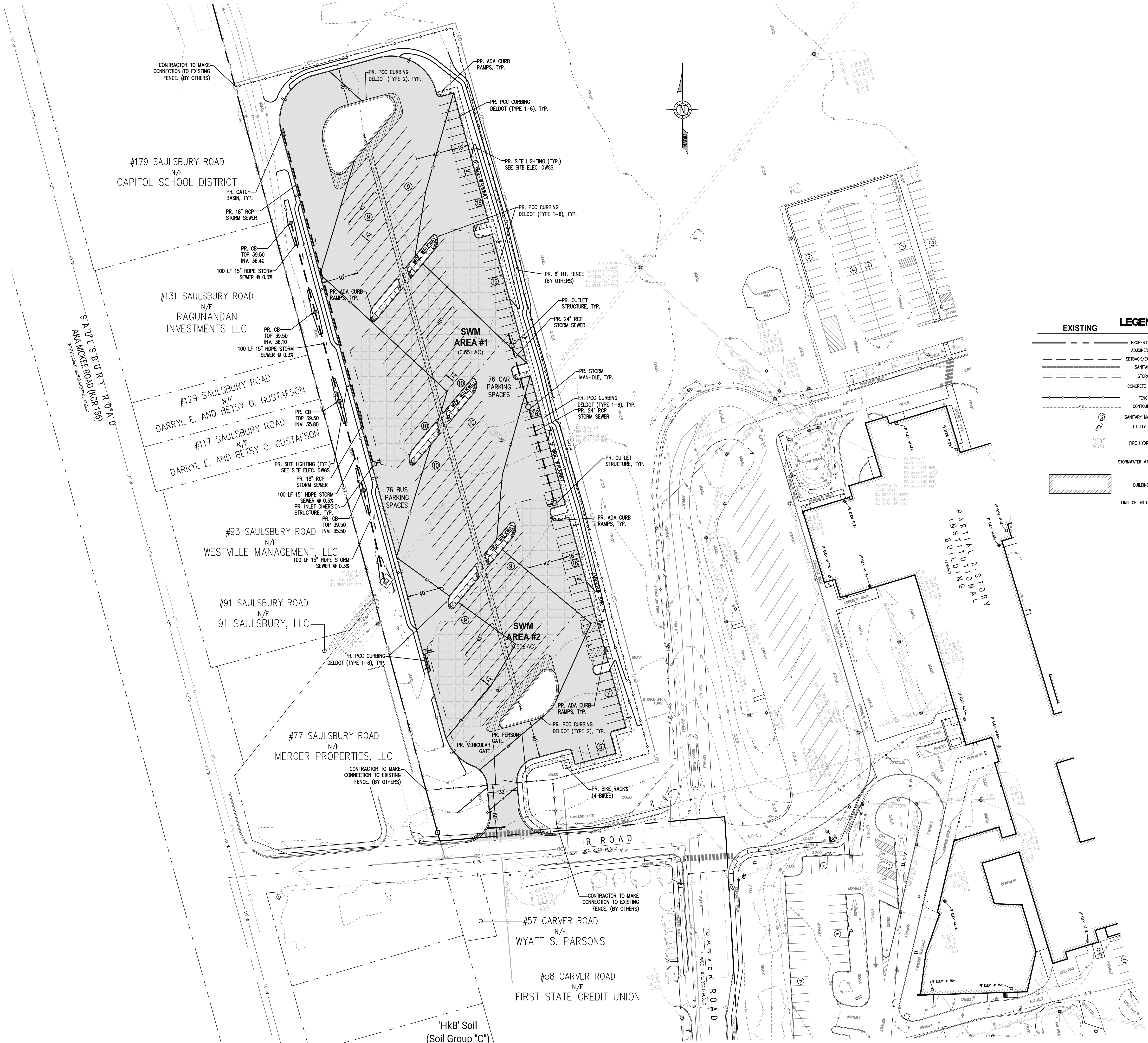


WILLIAM HENRY  
MIDDLE SCHOOL  
REGIONAL BUS  
PARKING LOT  
SITE PLAN

CITY OF DOVER KENT COUNTY DELAWARE

DRAWING TITLE: SITE PLAN OVERALL LAYOUT

DRAWING NUMBER: SP-01



EXISTING

PROPOSED

PROPERTY LINE

ADJONER LINE

SETBACK/EASEMENT

SANITARY

STORM

CONCRETE CURB

FENCE

CONTOUR

SANITARY MANHOLE

UTILITY POLE

FIRE HYDRANT

STORMWATER MANAGEMENT

BUILDING

LIMIT OF DISTURBANCE

LEGEND

PROPOSED

PROPERTY LINE

ADJONER LINE

SETBACK/EASEMENT

SANITARY

STORM

CONCRETE CURB

FENCE

CONTOUR

SANITARY MANHOLE

UTILITY POLE

FIRE HYDRANT

STORMWATER MANAGEMENT

BUILDING

LIMIT OF DISTURBANCE

| REVISION                           |          |  |
|------------------------------------|----------|--|
| SITE PLAN SUBMISSION CITY OF DOVER | 9/5/2024 |  |
|                                    |          |  |
|                                    |          |  |
|                                    |          |  |
|                                    |          |  |
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|                                    |          |  |

CDA

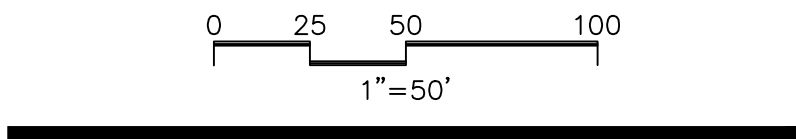
ENGINEERING INC.

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6 LARCH AVENUE  
SUITE 401  
WILMINGTON, DE 19804

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| CAD FILE:    | 22.130.BASE.DWG   |



WILLIAM HENRY  
MIDDLE SCHOOL  
REGIONAL BUS  
PARKING LOT  
SITE PLAN

CITY OF DOVER    KENT COUNTY    DELAWARE

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

SP-02