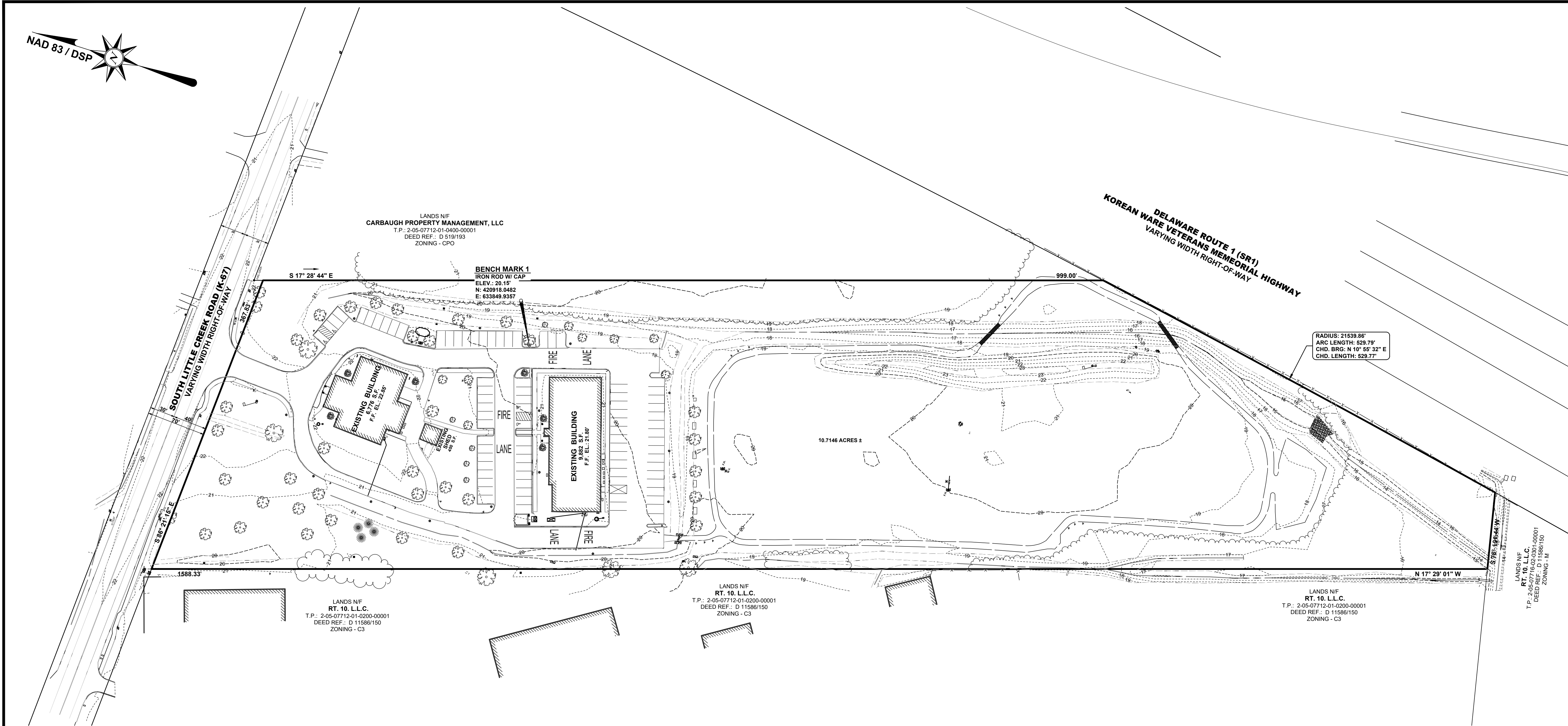




SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	■ SCM
IRON PIPE	⊗ FIP	⊗ SIP
IRON PIPE W/ CAP	⊗ FIPC	
IRON ROD	⊗ FIR	⊗ SIR
IRON ROD W/ CAP	⊗ FIRC	⊗ SIRC
DRILL HOLE	⊗ FDH	⊗ SDH
STONE	⊗ FSTONE	
PK NAIL	⊗ FPK	⊗ SPK

LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	
CHAINLINK FENCE		FIRE HYDRANT	
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	
BENCHMARK		UNDERGROUND TELEPHONE	
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	
CENTERLINE		PAVEMENT TO BE REMOVED	
LIGHT POLE			

- GENERAL NOTES**
- THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN FEBRUARY 2024.
 - THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
 - PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 10006C0186J & MAP 10006C0188J, EFFECTIVE DATE JULY 7, 2014.

SITE DATA	
1. OWNER OF RECORD:	WHITE MARSH ENVIRONMETNAL SYSTEMS INC. 60 TIDEWATER UTILITIES, INC. 1100 S. LITTLE CREEK ROAD DOVER, DELAWARE 19901
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302.734-7950
3. PROPERTY LOCATION:	1100 S. LITTLE CREEK ROAD, DOVER, DELAWARE 19901 LATITUDE: N 39° 09' 20.60" - NAD83 (2007) LONGITUDE: W 75° 29' 43.31" - NAD83 (2007)
4. TAX PARCEL NUMBER:	2-05-07712-01-0300-00001
5. DEED REFERENCE :	D.R. 347/272
6. SITE AREA SUMMARY:	10.7146 ACRES ±
7. ZONING CLASSIFICATIONS:	C-PO - COMMERCIAL AND PROFESSIONAL OFFICE
8. SETBACKS:	C-PO - COMMERCIAL AND PROFESSIONAL OFFICE FRONT YARD: 10 FT SIDE YARD: 5 FT REAR YARD: 15 FT
9. BULK REQUIREMENTS:	C-PO - COMMERCIAL AND PROFESSIONAL OFFICE MINIMUM LOT AREA: 5,000 S.F. MINIMUM LOT WIDTH: 50 FT COVERAGE: 75% MAX IMPERVIOUS MINIMUM FRONTAGE: 50 FT BUILDING HEIGHT: 45 FT (3-STORIES) FLOOR AREA RATIO: 2.0
10. PRESENT USE:	OFFICES
11. ROAD CLASSIFICATION:	S. LITTLE CREEK ROAD - MAJOR COLLECTOR
12. DeDOT TID:	PARCEL IS NOT IN A DeDOT TID AREA
13. INVESTMENT LEVEL:	PARCEL IS WITHIN LEVEL 1 INVESTMENT AREA
14. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - L37 HORIZONTAL: NAD 83 (2007) DSP - DNREC ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
15. SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
16. MONUMENTATION:	6 FOUND
17. SURVEY CLASSIFICATION:	SUBURBAN SURVEY



ARCHITECTURE ENGINEERING

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410.546.9100

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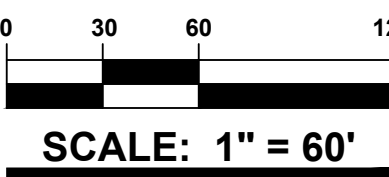
PROJECT TITLE

LANDS OF WHITEMARSH ENVIRONMENTAL SYSTEMS INC.

1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

BOUNDARY AND TOPOGRAPHIC SURVEY



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2023208.00

DATE: 3-1-24

SCALE: 1" = 60'

DRAWN BY: M.J.H. PROJ. MGR.: M.J.H.

SHEET

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