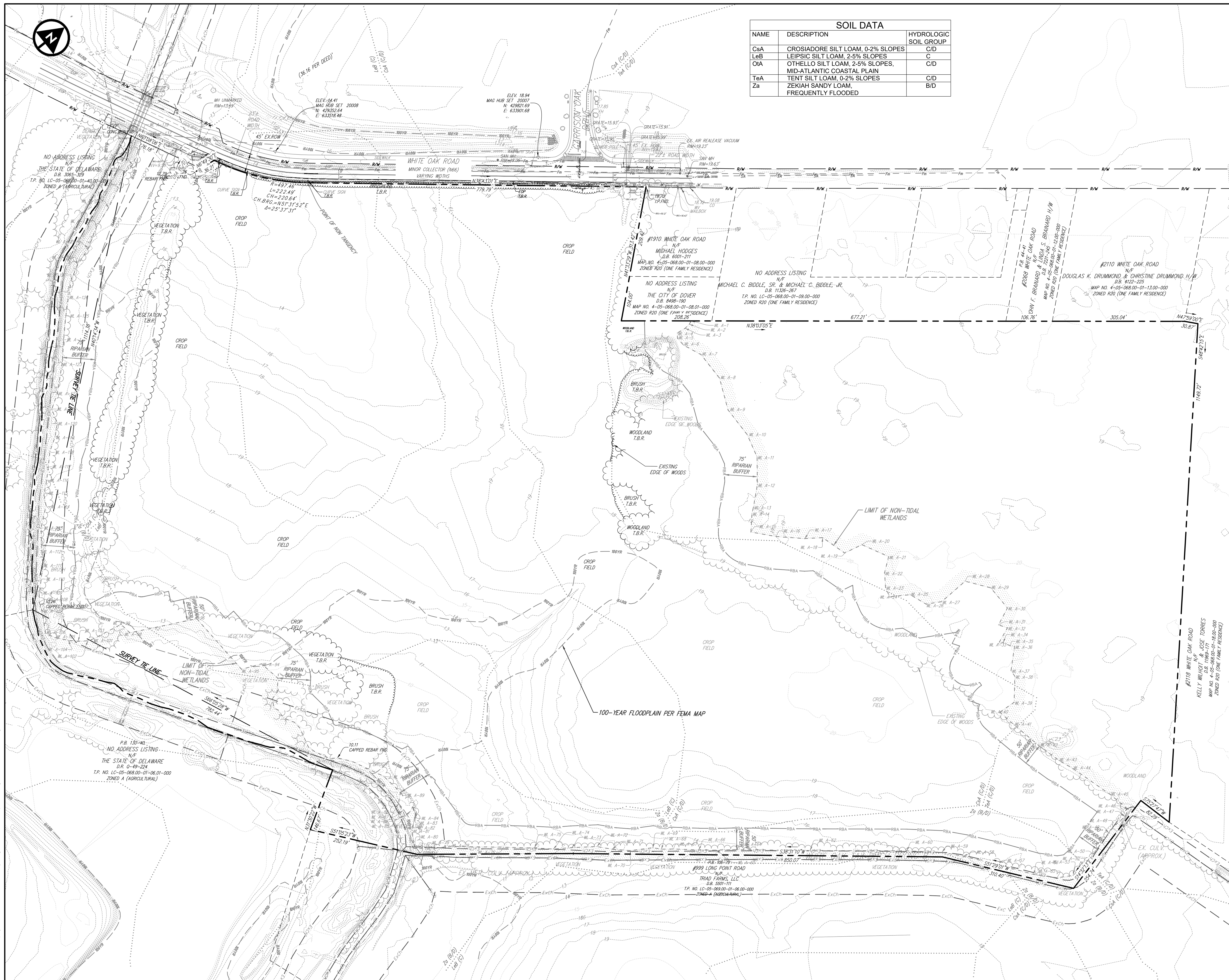
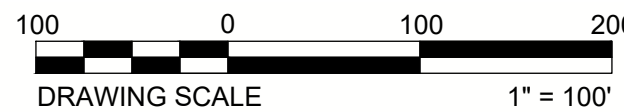


\\verdantas.com\projects\files\as-b\bay\434877 - bay village residential development\cadd\demo-34677.dwg 4/8/2026 4:38 PM



SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OIA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

LEGEND (EXISTING)	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DITCH CENTERLINE
	PCC OFF-SITE CURB
	WETLANDS BUFFER
	EDGE OF WETLANDS
	TREE LINE
	100-YEAR FLOODPLAIN
	EDGE OF WATERWAY
	ADJOINER LINE
	SANITARY FORCE MAIN
	SANITARY MAIN
	WATER MAIN
	TAX DITCH R.O.W.



CITY OF DOVER-KENT COUNTY-DELAWARE
**BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD**
CONDITIONAL USE SITE PLAN
EXISTING CONDITIONS / DEMO PLAN

DATE
MARCH 6, 2026
SCALE
1" = 100'
SHEET
C-101

REVISION
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY
BRK
DRAWN BY
MC
CHECKED BY
VMD
PROJECT NO.
34677

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634