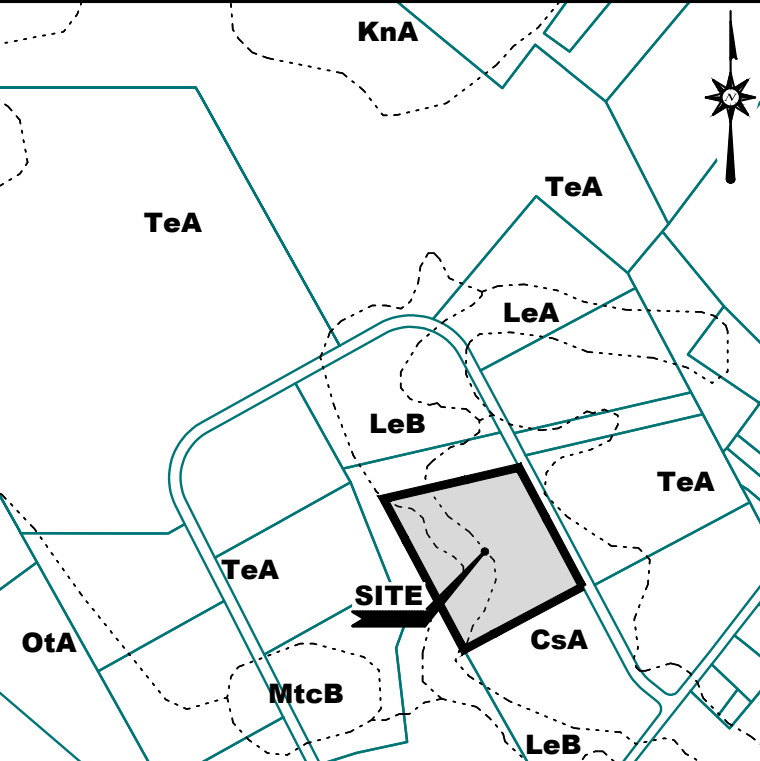
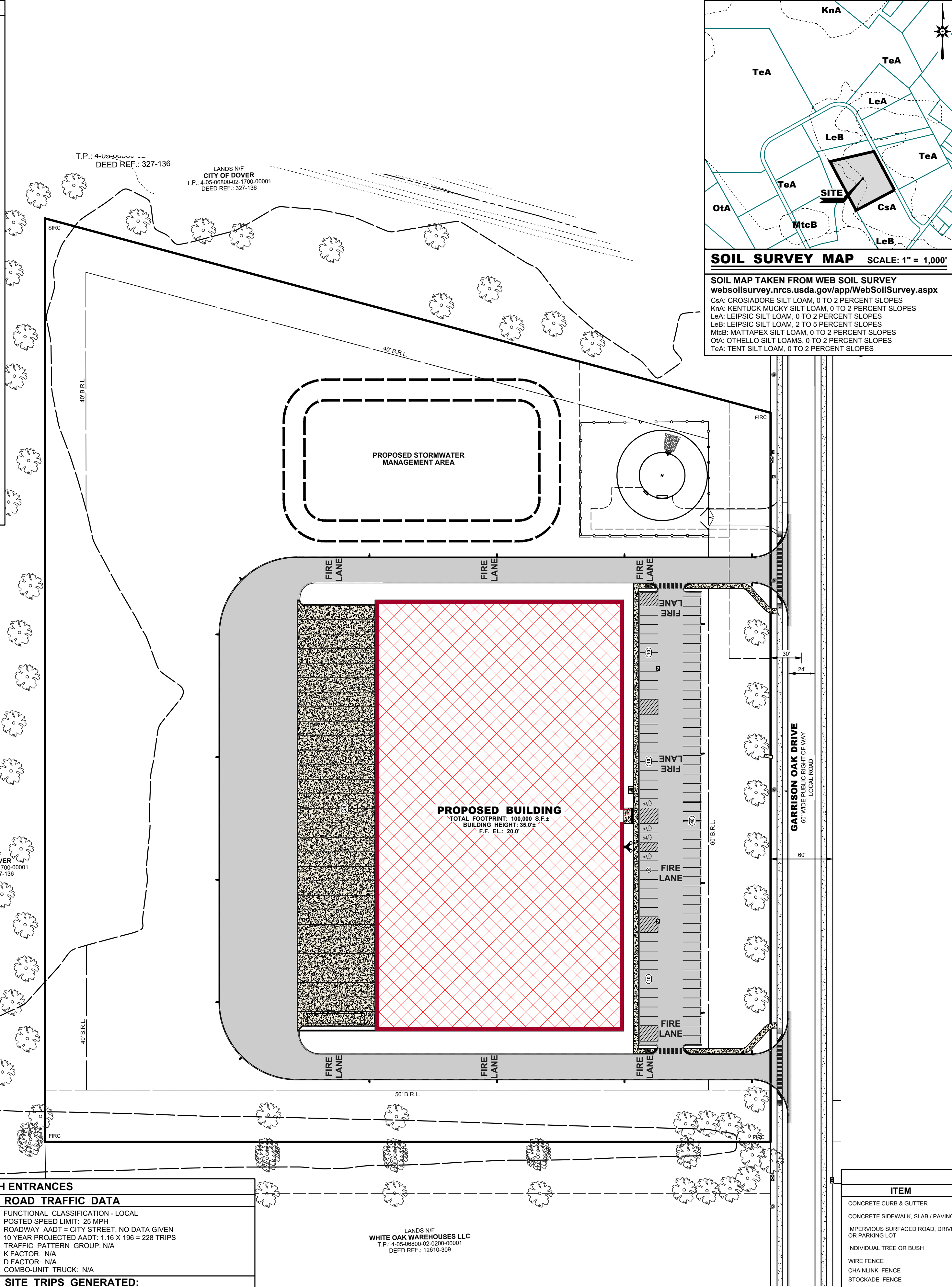


GENERAL NOTES:

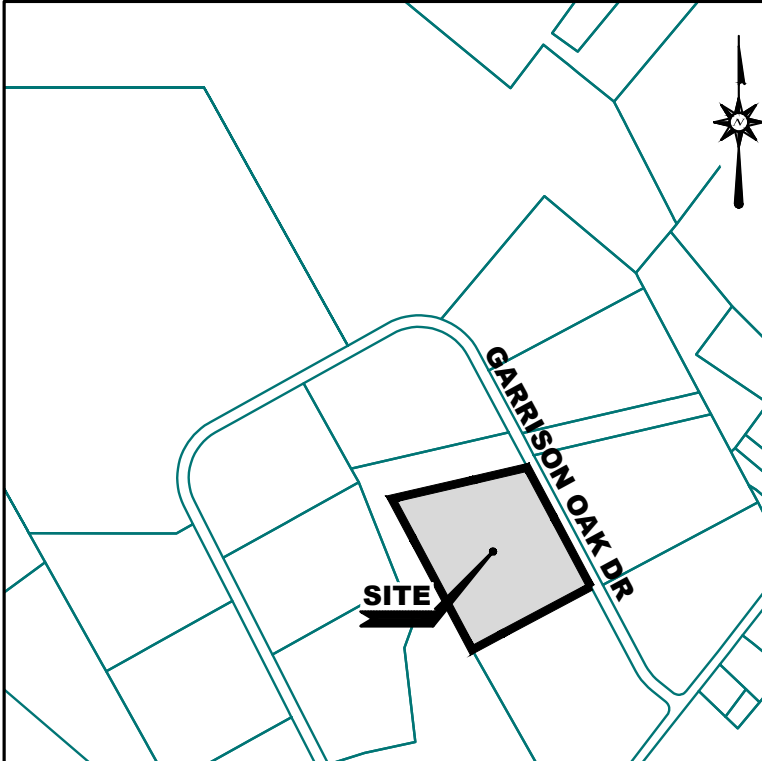
1. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN JULY 2024. VERTICAL DATUM IS BASED ON NAD-83. BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
2. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
3. PORTION OF PARCEL IS LOCATED WITHIN ZONE "AE", BASE FLOOD ELEVATION 15.3', BASED ON LOMR 17-03-901P, EFFECTIVE DATE JUNE 4, 2018.
4. BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
5. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
6. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
7. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
8. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), KENT CONSERVATION DISTRICT (K.C.D.), CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AND THE STATE OF DELAWARE STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE PUBLIC WORKS WATER WASTEWATER HANDBOOK, EFFECTIVE DATE MARCH 22, 2010.
13. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTIONS.
14. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
15. IF THE APPROVED PLAN NEEDS TO MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD).
16. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
17. AN UPDATED UTILITY PLAN SHOWING FINAL UTILITY SERVICE CONNECTIONS FOR THE PROPOSED ADMINISTRATION BUILDING WILL BE REQUIRED TO BE SUBMITTED TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED ADMINISTRATION BUILDING.



SOIL SURVEY MAP SCALE: 1" = 1,000'

SOIL MAP TAKEN FROM WEB SOIL SURVEY websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

CSA: CROSIADORE SILT LOAM, 0 TO 2 PERCENT SLOPES
KnA: KENTUCK MUCKY SILT LOAM, 0 TO 2 PERCENT SLOPES
LeA: LEIPSIC SILT LOAM, 0 TO 2 PERCENT SLOPES
LeB: LEIPSIC SILT LOAM, 2 TO 5 PERCENT SLOPES
MtC: MATTAPEX SILT LOAM, 0 TO 2 PERCENT SLOPES
OIA: OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES
TeA: TENT SILT LOAM, 0 TO 2 PERCENT SLOPES



LOCATION MAP SCALE: 1" = 1000'



VICINITY MAP SCALE: 1" = 2000'

SITE DATA

1. OWNER OF RECORD: GARRISON HOMES, LLC.
19413 JINGLE SHELL WAY, UNIT 5
LEWES, DE 19958
jeffgarrison@mygarrisonhomes.com
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE, 19904
302-734-7950
3. PROPERTY MAP NUMBER: 4-05-06800-02-0900-00001
4. ZONING CLASSIFICATION: EXISTING: IPM-2 / DOVER DELAWARE
PROPOSED: IPM-2 / DOVER DELAWARE
5. DEED SUMMARY: D.R. 327-136
6. PLAT REFERENCE: PB. 117-98
7. PRESENT USE: VACANT
8. PROPOSED USE: WAREHOUSE / LOGISTICS
9. TOTAL SITE AREA: 12.813 ACRES
10. PROPOSED BUILDING: BUILDING: 100,000 ± S.F.
EXISTING: 6,128 S.F. (0.14 ACRES)
11. IMPERVIOUS COVERAGE: PROPOSED: 254,796 S.F. (5.849 ACRES)
12. PARKING CALCULATIONS: IPM-2 (BUSINESS AND TECHNOLOGY CENTER)
REQUIRED: 125 SPACES (100,000 S.F. / 1 SPACE / 800 S.F.)
PROVIDED: 87 SPACES PER PARKING WAIVER REQUEST
HANDICAP PARKING SPACES: 4
LOADING BERTHS: 24 LOADING SPACES
13. BULK REQUIREMENTS: IPM-2 (BUSINESS AND TECHNOLOGY CENTER)
FRONT: 60' B.R.L.
SIDE: 40' B.R.L.
REAR: 40' B.R.L.
BUILDING HEIGHT: EQUAL TO DISTANCE TO NEAREST LOT LINE (106 FEET)
LOT COVERAGE: REQUIRED: MAXIMUM 65% IMPERVIOUS
PROPOSED: 45.65% IMPERVIOUS
14. LANDSCAPE REQUIREMENT: 1 TREE PER 3000 S.F. OF NONWOODED AREA.
361,535 S.F. / 3,000 S.F. / TREE = 120.51 ~ 121 TREES.
15. SIGNAGE: FUTURE PERMIT SUBMISSION
16. SOURCE OF WATER: WATER - CITY OF DOVER
17. SOURCE OF SEWER: SEWER - CITY OF DOVER
18. SOURCE OF ELECTRIC: DELMARVA POWER
19. LIGHTING REQUIREMENTS: 1.5 FOOT CANDLES IN PARKING LOT AND DRIVE AISLES
LIGHTING TO BE COORDINATED WITH MEP ENGINEERS.
20. SURVEY BENCHMARK:
21. MONUMENTATION:
22. TOTAL DISTURBED AREA: 8.299 ACRES
23. SANITARY SEWER FLOW: AVERAGE DAILY FLOW:
PEAK DAILY FLOW:

SHEET INDEX

- C-001 COVER SHEET & OVERALL LAYOUT
C-101 EXISTING CONDITIONS AND DEMOLITION PLAN
PRELIM PRELIMINARY SITE & UTILITY PLAN
C-901 CONSTRUCTION DETAILS
C-902 CONSTRUCTION DETAILS
C-903 CONSTRUCTION DETAILS
L-101 PRELIMINARY LANDSCAPE PLAN

OWNERS CERTIFICATION

WE, GARRISON HOMES LLC, 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.

SIGNATURE _____ DATE _____

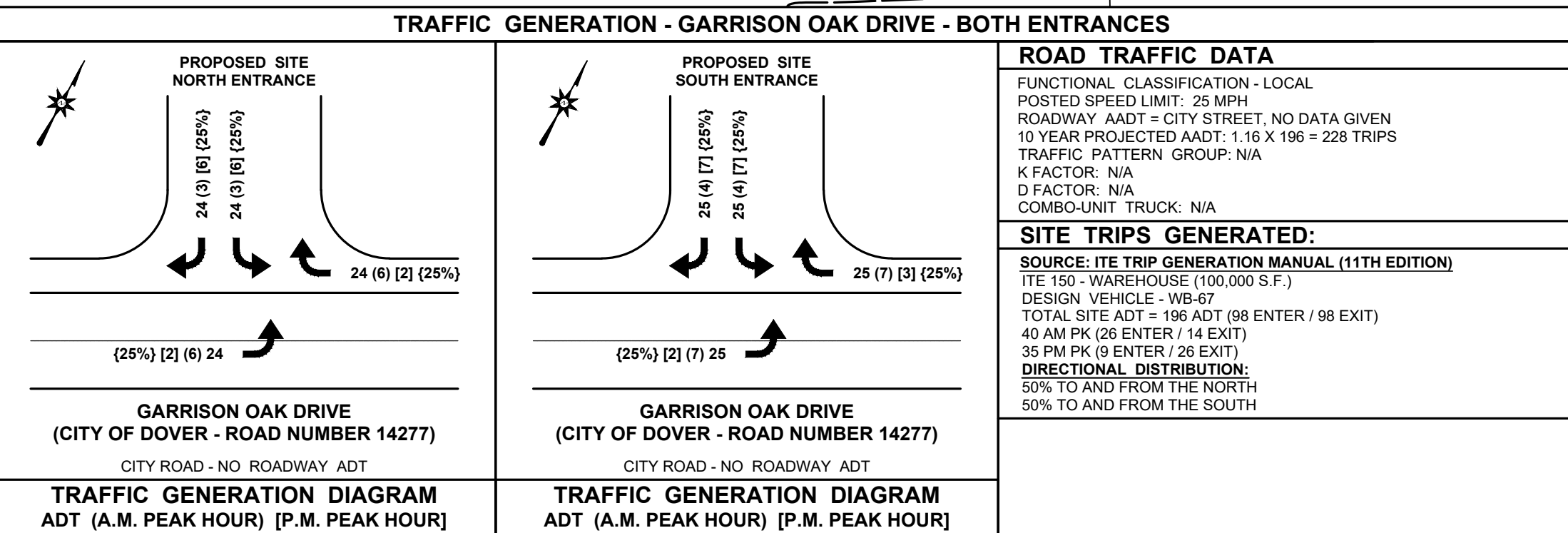
ENGINEERS CERTIFICATION

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

J. MICHAEL RIEMANN P.E. NO. 13772 DATE _____

LEGEND

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (S)	EX. 10" S	10" S
CONCRETE SIDEWALK, SLAB / PAVING			SIZE & FLOW DIRECTION		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER FORCE MAIN (F.M.)	EX. 10" F.M.	12" F.M.
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER MANHOLE (S.S.M.H.)		
WIRE FENCE	X	X	SANITARY SEWER CLEANOUT (C.O.)		
CHAINLINK FENCE	X	X	WATER MAIN & SIZE	EX. 12" W	12" W
STOCKADE FENCE			FIRE HYDRANT (F.H.)		F.H.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			WATER VALVE (W.V.) OR METER (W.M.)	W.M.	W.M.
DRAINAGE DITCH OR SWALE			STORM DRAIN MANHOLE (S.D.M.H.)		
WETLAND BOUNDARY LINE			STORM DRAIN LINE (CMP, RCP, HDPE)		
CONTOUR	49	55	CATCH BASIN (C.B.)		
ELEVATION SPOT SHOT	43.55	25.50 T.C. 25.00 B.C.	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))		
BENCH MARK			UNDERGROUND ELECTRIC (U.E.)		
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND TELEPHONE (U.T.)		
CENTERLINE			UNDERGROUND GAS MAIN (G)		
LIGHT POLE					



ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

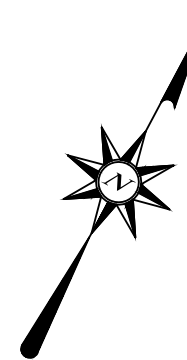
Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE

LOT 3
GARRISON
OAK DRIVE

601 GARRISON OAK DRIVE
DOVER
KENT COUNTY, DE 19901

SHEET TITLE

COVER SHEET
AND OVERALL
LAYOUT



SCALE: 1" = 60'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-001		

PROJECT NO.: 2009076.11

DATE: 06/18/2024

SCALE: 1" = 60'

DRAWN BY: MJA PROJ. MGR.: JNS

SHEET

C-001

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