

1. OWNER:
WYOMING LLC & FUNCTIONAL PROPERTIES LLC
3 BOGGS RUN
DOVER, DE 19904
862-237-4515

2. ENGINEER OF RECORD:
MOUNTAIN CONSULTING, INC.
103 S. BRADFORD ST.
DOVER, DE 19904
302-744-9875

3. TAX PARCEL NUMBERS: ALL OF ED05-077.17-06-02.01-00001
(WYOMING LLC)
ALL OF ED05-077.17-06-13.00-00000
(FUNCTIONAL PROPERTIES LLC)

4. ZONING CLASSIFICATION: R-10 (SINGLE-FAMILY RESIDENTIAL)
R-8 (SINGLE-FAMILY RESIDENTIAL)

5. TOTAL NUMBER OF LOTS:
EXISTING - 2
PROPOSED - 6 (5 NEW RESIDENTIAL, 1 RESIDUAL FOR SWM)

6. BULK AREA RESTRICTIONS:

	R-10	R-8
MIN. LOT AREA:	10,000 S.F.	8,000 S.F.
MIN. LOT WIDTH:	80'	70'
MIN. LOT DEPTH:	110'	100'
FRONT YARD SETBACK:	25'	25'
SIDE YARD SETBACK:	15'	10'
TOTAL SIDE YARD SETBACK:	30'	20'
REAR YARD SETBACK:	30'	30'
MAX. IMPERVIOUS COVERAGE:	30%	35%

7. TOTAL ACREAGE WITHIN EACH LOT AFTER SUBDIVISION

LOT 1:	0.5234 ACS. (22,798 S.F.)
LOT 2:	0.2635 ACS. (11,477 S.F.)
LOT 3:	0.2688 ACS. (11,701 S.F.)
LOT 4:	0.2927 ACS. (12,750 S.F.)
LOT 5:	0.3856 ACS. (16,797 S.F.)
RESIDUAL:	2.5324 ACS. (110,310 S.F.)
R.O.W.:	0.3092 ACS. (13,470 S.F.)

8. TOTAL ACRES PRIOR TO SUBDIVISION: 4.5754 ACS. (199,305 S.F.)
[[4.2311 ACS. (LOT 2.01) + 0.3444 ACS (LOT 13.00)]]

9. FRONTAGE OF EACH LOT:

LOT 1:	259.27'
LOT 2:	85.00'
LOT 3:	85.00'
LOT 4:	85.00'
LOT 5:	84.79'
RESIDUAL:	68.65'

10. NUMBER OF PERMANENT MONUMENTS:
8 - IPF (IRON PIPE FOUND)
1 - CPF (CAPPED PIPE FOUND)

11. PROPOSED TYPE OF UTILITIES:
WATER: CITY OF DOVER
WASTEWATER: CITY OF DOVER

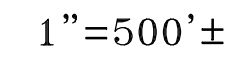
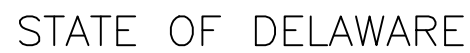
12. RELATION TO THE GROWTH ZONE: INSIDE

13. FLOODPLAIN: THIS SITE IS IMPACTED BY THE 100 YR. FLOODPLAIN
PER FEMA MAP PANEL NUMBER 10001C0169J,
EFFECTIVE JULY 7, 2014, ZONE AE.

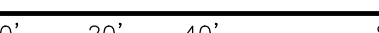
14. PRESENT USE: RESIDENTIAL (UNDEVELOPED)

15. PROPOSED USE: RESIDENTIAL

	PROPERTY LINES
	ADJOINING PROPERTY LINES
	BUILDING RESTRICTION LINE
	WETLANDS
	25' WETLANDS BUFFER
	100' BLUE LINE STREAM BUFFER
	BLUE LINE STREAM
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING TREELINE
	PROPOSED TREELINE
	100-YR. FLOOD PLAIN
	PROPOSED PAVEMENT
	EXISTING BUILDING
	PROPOSED SIDEWALK
	PROPOSED CURB
	ZONING LINE



LABEL	ZONING	PARCEL NUBER	NOW/FORMERLY	DEED REFERENCE
A-1	R-10	2-05-076.20-03-09.00-000	JEAN C. TAYLOR	D 585-35
A-2	R-10	2-05-076.20-03-10.00-000	STEVEN L. & CASSANDRA A. LEBOON	D 8793-120
A-3	R-10	2-05-076.20-03-11.00-000	DANIEL M. BIEKER	D 333-298
A-4	R-10	2-05-076.20-03-27.00-000	AIDEN T. ODELL	D 12050-259
A-5	R-10	2-05-076.20-03-28.00-000	DURRELL N. DOLPH II	D 8699-48
A-6	R-10	2-05-076.20-03-29.00-000	WILFREDO MORALES-MORALES	D 9918-183
A-7	R-10	2-05-076.20-03-30.00-000	EVANELLE G. GELDOLF	H 41-203
A-8	R-10	2-05-076.20-03-53.00-000	THE TRUST OF JOAN M. SCIPLE	D 12273-1
A-9	R-10	2-05-077.17-06-02.02-000	JOSEPHINE D. SCHWARTZ	D 341-327
A-10	R-10	2-05-077.17-06-03.00-000	JOSEPHINE D. SCHWARTZ	U 23-211
A-11	CPO	2-05-086.05-01-01.00-000	WOODBROOK DEVELOPMENT, LLC	D 375-235
A-12	R-8	2-05-077.17-06-05.00-000	JACQUELINE CHAMBERS	D 11682-54
A-13	R-8	2-05-077.17-06-06.00-000	WAYNE L. MITCHELL	D 515-233
A-14	R-8	2-05-077.17-06-07.00-000	RONALD WILLIAM RHODES	D 10120-331
A-15	R-8	2-05-077.17-06-10.00-000	RONALD WILLIAM RHODES	D 12147-117
A-16	R-8	2-05-077.17-06-09.00-000	THOMAS A. & KENNETH BURKE FRAIZER	D 10502-105
A-17	R-8	2-05-077.17-06-13.00-000	FUNCTIONAL PROPERTIES, LLC	D 12272-86
A-18	R-8	2-05-077.17-06-11.00-000	FUNCTIONAL PROPERTIES, LLC	D 12272-86
A-19	R-10	2-05-077.17-06-01.00-000	LUKE B. & SHANNON M. SILER	D 8619-255
A-20	R-10	2-05-077.17-06-14.00-000	CEDRIC CURTIS & JORDIN WILLIAMS	D 9835-93

REVISIONS	CHECKED BY	 mountain consulting 103 S. BRADFORD ST. DOVER, DE 19904 P.O. BOX 558 DOVER, DE 19903 T-302-744-9875 F-866-672-6428	
		 GRAPHIC SCALE	
		SCALE: 1" = 40'	DRAWN BY: KFB
		DESIGNED BY: KFB	CHECKED BY: KFB
		DATE: 7/8/24	COMM. NO. 2022067EM
		FILE NO.	SHEET NO. 1 OF 1