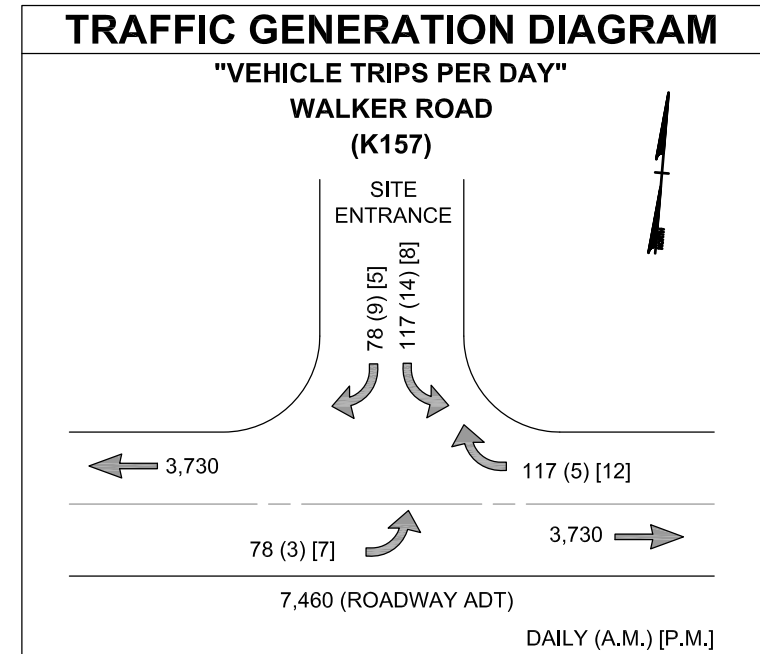
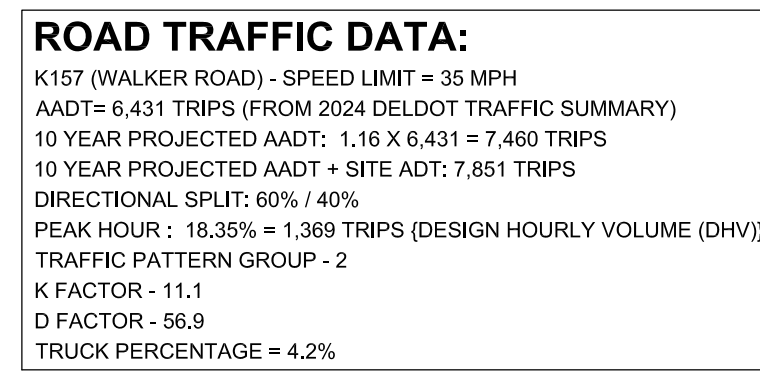


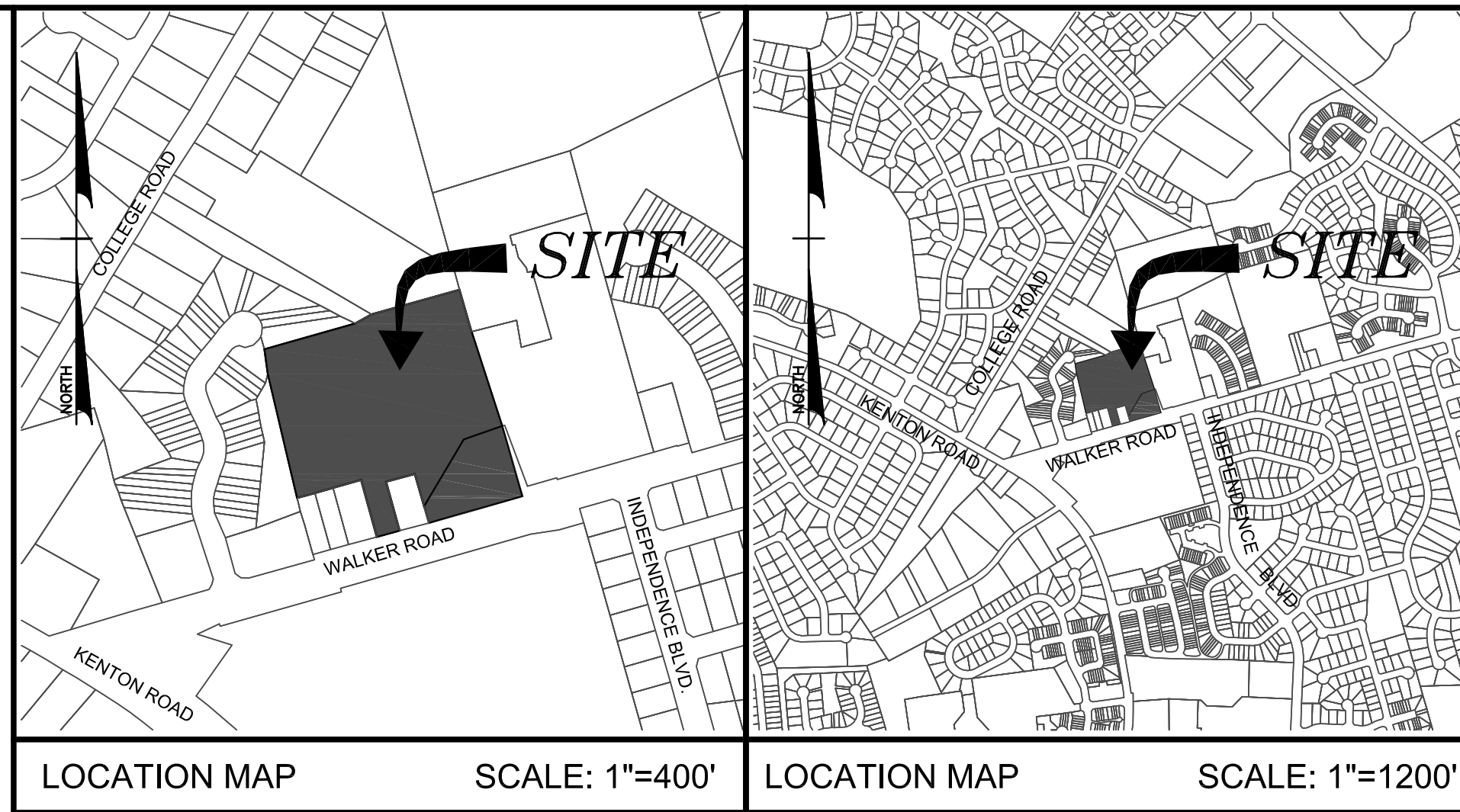
I _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

I, GREGORY R. SCOTT, P.E., 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.



DATA COLUMN	
TAX MAP PARCEL NO.:	ED-05-067, 18-01-71,00-000
ZONING:	RM-2
TOTAL LOTS:	1
AREA:	6.08 AC ±
FEMA PANEL NO.:	10001C0166H (DATED 5/5/03)
MONUMENTS FOUND:	2
MONUMENTS PROPOSED:	0
STRUCTURES:	VACANT
DRAINAGE DISCHARGE:	DELDOT STORMWATER POND (0.82 AC.)
YARDS AND SETBACKS:	
<u>GARDEN APARTMENT DWELLINGS</u>	
FRONT YARD:	30 FT.
SIDE YARD:	20 FT.
REAR YARD:	30 FT.
MINIMUM LOT AREA PER BUILDING:	1 AC.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM LOT DEPTH:	125 FT.
MAXIMUM BUILDING HEIGHT PERMITTED:	3 STORY / 35 FT.
MAXIMUM LOT COVERAGE PERMITTED:	60 PERCENT
LOT COVERAGE PROPOSED:	40.7 PERCENT
MAXIMUM DWELLING UNITS PER BUILDING:	24
MAXIMUM DENSITY:	8 DU / AC.
DENSITY PROPOSED:	7.0 DU / AC.
NO. BUILDINGS PROPOSED:	2
NO. UNITS TOTAL PROPOSED:	48
NO. UNITS PER BUILDING PROPOSED:	24
BUILDING AREA:	24,313 S.F.
PARKING REQUIRED:	
TWO (2) PER DWELLING UNIT	96 SPACES
0.25 PER DWELLING UNIT FOR VISITORS	12 SPACES
ONE (1) FOR EVERY 200 S.F. OF OFFICE SPACE	7 SPACES
TOTAL	115 SPACES
PARKING PROVIDED:	
REGULAR	106 SPACES
HANDICAP	9 SPACES
TOTAL	115 SPACES
TYPICAL PARKING SPACE SIZE:	
STANDARD HANDICAP	8' X 16'
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLE SPACES)	6 SPACES
BICYCLE SPACES PROVIDED:	16 SPACES
ACTIVE RECREATION AREA REQUIRED:	10,000 S.F.
ACTIVE RECREATION AREA PROVIDED:	
CLUB HOUSE	3,000 S.F.
BASKETBALL COURT	2,500 S.F.
VOLLEYBALL COURT	1,800 S.F.
ACTIVE PLAYGROUND	3,600 S.F.
TOTAL	10,900 S.F.
WATER SUPPLY:	CITY OF DOVER
SANITARY SEWER COLLECTION:	CITY OF DOVER
RELATION TO GROWTH ZONE:	INSIDE
ROADWAY CLASSIFICATION:	
WALKER ROAD (C.R. # 157)	MAJOR COLLECTOR
MAXIMUM CLEARING REQUIREMENT - NO MORE THAN 50 PERCENT OF A PARCEL OR TRACT OF LAND OCCUPIED BY WOODLAND VEGETATION MAY BE CLEARED FOR ANY PURPOSE.	
ESTIMATED WOODED AREA:	4.19± AC.
ESTIMATED WOODED AREA TO BE CLEARED:	2.09± AC. (49.9%)
TREE PLANTING REQUIRED (1 TREE PER 3,000 S.F. OF DEVELOPMENT AREA):	
DEVELOPMENT AREA	3.98 AC.
TREE PLANTING REQUIRED	58 TREES
TREES PROPOSED	58 TREES
WETLANDS AREA:	
MAJOR DITCH	0.2089 AC.
OWNER OF RECORD:	DOVER SYNERGY GROUP, LLC 598 N. DUPONT HWY. #B DOVER, DE 19901

1. ALL STORMWATER RUNOFF IS TO BE DIRECTED TO THE EXISTING POND AT THE SOUTHEAST CORNER OF THE SITE LOCATED IN THE DELDOT STORMWATER POND AREA PER THE KENT CONSERVATION DISTRICT.
2. A WOODLANDS DETERMINATION WAS PERFORMED BY THE HARBOR GROUP, LANDSCAPE ARCHITECTS, ON JUNE 10, 2024, AS DEPICTED ON THIS PLAN.
3. ACTIVE RECREATION AREAS SHALL BE GYM ROOM, EXERCISE ROOM, BASKETBALL COURT, VOLLEYBALL COURT, AND/OR PLAYGROUND AREA.



SCOTT
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INC.

CONSULTING ENGINEERS
SURVEYORS
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[illegible]

DATE _____

SITE PLAN
FOR
THE ENCLAVE APARTMENTS
DOVER SYNERGY GROUP, LLC PROPERTY
WALKER ROAD, DOVER, DE

FOR AGENCY
REVIEW

SURVEYED BY:	S.E.I.
DESIGNED BY:	G.R.S.
DRAWN BY:	G.R.S.
CHECKED BY:	G.R.S.
SCALE:	1" = 40'
DATE:	12/05/25
DWG. NO:	3207

SHEET NO. C-1