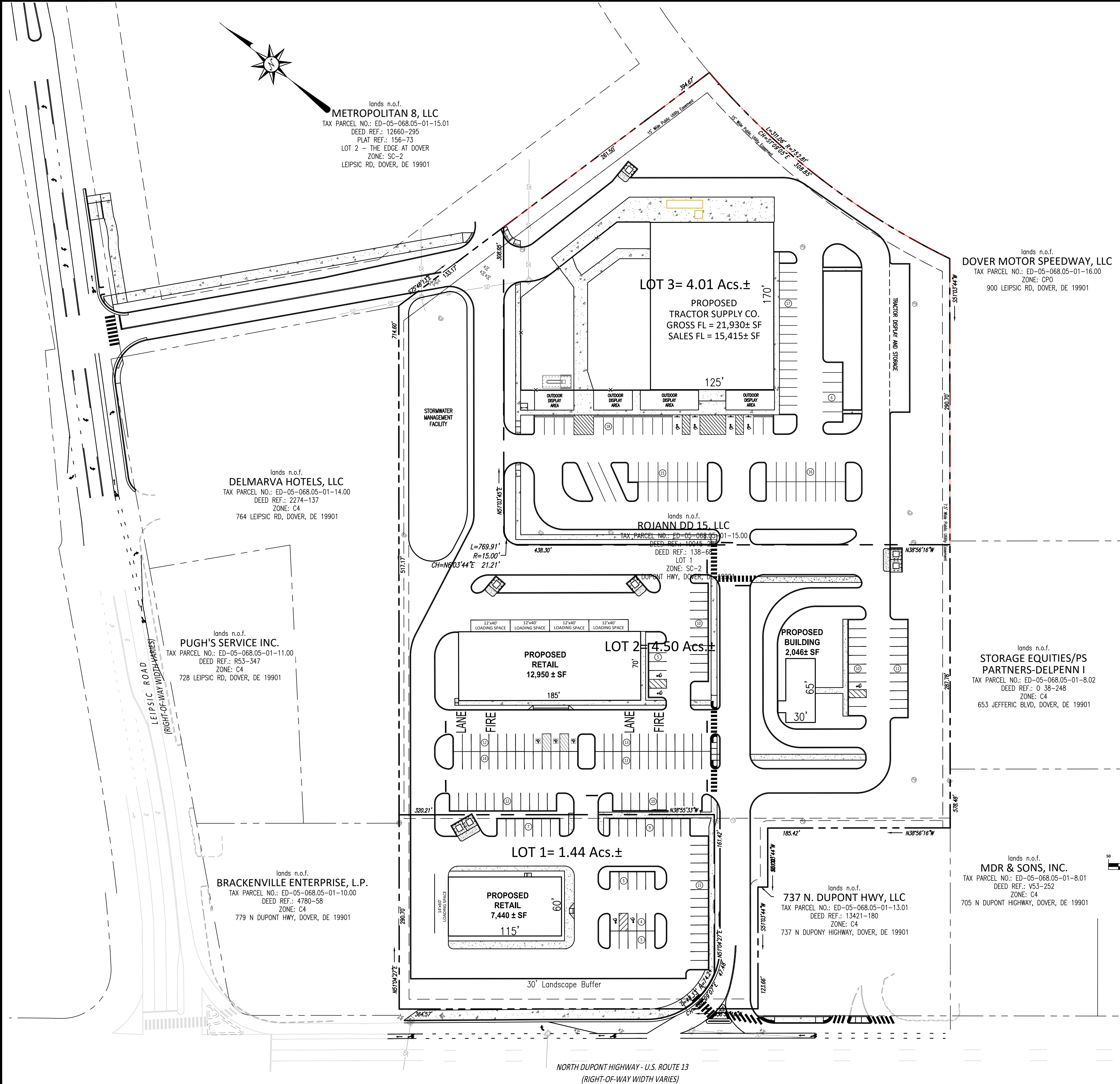




LOCATION MAP SCALE: 1"=1200'

SITE DATA:

- APPLICATION NUMBER: S-26-04
- TAX PARCEL NO.: 2-05-068.05-01-15.00-00001
- LEGAL OWNER / DEVELOPER: ROJAN DD 15, LLC
2213 CONCORD PIKE
WILMINGTON, DE 19803
PHONE: (302) 654-6153
- SITE ADDRESS: 747 NORTH DUPONT HIGHWAY
DOVER, DE 19903
- ZONING: SC-2 (COMMUNITY SHOPPING CENTER)
SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE)
- NUMBER OF LOTS: EXISTING: 1 PROPOSED: 3
- PROPERTY USE: EXISTING VACANT PROPOSED SHOPPING CENTER
- SITE ACREAGE: EXISTING 9.95± AC (433,601± SF)
PROPOSED LOT 1.....1.44 AC
LOT 2.....4.50 AC
LOT 3.....4.01 AC
TOTAL.....9.95 AC (433,601± SF)*

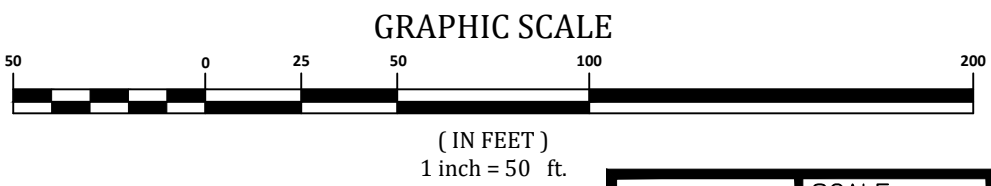
*BASED ON MINOR SUBDIVISION PLAN DATED 10/25/2019

- BULK STANDARDS:
SC-2 (COMMUNITY SHOPPING CENTER):

	REQUIRED	PROPOSED
MIN. LOT CONTIGUOUS AREA	15 ACRES	9.954 ACRES
MIN. LOT WIDTH	150 FT	320 FT
MIN. LOT DEPTH	155 FT	188.88 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. BUILDING SETBACK	50 FT (NONRESIDENTIAL ZONE)	50 FT
MAX. BUILDING HEIGHT	75', 6 STORIES	< 75' 1 STORY
MAX. FLOOR AREA RATIO	4.0	0.10
MIN. LANDSCAPE BUFFER	10 FT / 30 FT STREET	10 FT/30 FT STREET
MIN. OPEN ACTIVE SPACE	NONE REQUIRED	NONE PROPOSED
MAX. IMPERVIOUS COVERAGE	75% (SWPOZ)*	71.6%

NOTE: PER THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, THE SITE DEMONSTRATES SUPERIOR INFILTRATION DESIGN, ALLOWING A MAXIMUM IMPERVIOUS SURFACE OF 75% (ZONING ORDINANCE, ARTICLE 3, SECTION 29.77)

10. SITE COVERAGE:		
EXISTING: OPEN SPACE	98,204± SF (2.25± AC)	22.6%
BUILDINGS	0± SF (0.00± AC)	0.0%
OTHER IMPERVIOUS	335,397± SF (7.70± AC)	77.4%
TOTAL	433,601± SF (9.95± AC)	100.0%



- PROPOSED: OPEN SPACE.....123,088± SF (2.83± AC) 28.44%
BUILDINGS.....44,366 ± SF (1.02± AC) 10.25%
OTHER IMPERVIOUS.....266,147± SF (6.10± AC) 61.31%
TOTAL.....433,601± SF (9.95± AC) 100.0%
- BUILDINGS: EXISTING: VACANT
PROPOSED: BUILDING 'A' (RETAIL).....7,440 SF
BUILDING 'B' (RETAIL).....12,950 SF
BUILDING 'C' (RESTAURANT).....2,046 SF
BUILDING 'D' (RETAIL).....21,930 SF
 - PARKING: RETAIL...1 PER 300 SF (42,320 SF/300= 141.07)...142 SPACES
RESTAURANT BUILDING 'C' - 1 SPACE FOR 4 SEATS (50/4= 12.5)
13 SPACES
TOTAL REQUIRED = 155 SPACES
TOTAL PROVIDED = 228 SPACES (216 STANDARD, 12 HANDICAP)
 - BICYCLE PARKING 1 SPACE PER 20 PARKING SPACES, (247/20 = 12.4)
13 SPACES REQUIRED, 17 PROVIDED
 - LOADING SPACES: 1 FOR 8,000 - 25,000 SF, 1 PER 25,000 SF, THEREAFTER;
BUILDINGS UP TO 150,000 SF, MAX 3 REQUIRED
6 LOADING SPACES PROVIDED
 - SOURCE OF WATER: CITY OF DOVER
 - SOURCE OF SEWER: CITY OF DOVER
 - SOURCE OF ELECTRIC: CITY OF DOVER
 - SOURCE OF GAS: CHESAPEAKE UTILITIES
 - TRASH COLLECTION: PRIVATE
 - DUMPSTER REQUIREMENT:
RETAIL...2 FOR FIRST 3 STORES; 1 PER STORE, THEREAFTER;
DUMPSTERS REQUIRED: 6 (7 STORES)
RESTAURANT...2 FOR FIRST 3,000 SF; 1 PER EACH ADD'L 3,000 SF
DUMPSTERS REQUIRED: 2 (2,046 SF)
TOTAL DUMPSTERS REQUIRED: 8
TOTAL DUMPSTERS PROVIDED: 10
 - BENCHMARK: CAPPED REBAR FND. #51
ELEVATION= 24.92'
N: 430719.51' E: 624676.32'
 - DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N.A.V.D. 88
 - TRANSPORTATION IMPROVEMENT DISTRICT: NOT WITHIN A TID
 - INVESTMENT LEVEL AREA: 1
 - FRONTAGE ROAD: NORTH DUPONT HIGHWAY
CLASSIFICATION: MINOR ARTERIAL
POSTED SPEED LIMIT: 40 MPH

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DATE	SCALE
11/20/2025	1"=50'
JOB NO.	DRAWN BY
25-027	BDLenhoff
APPLICATION NO.	DESIGNED BY:
***	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman
DATE	REVISION
SIGNATURE	DATE

SUBDIVISION PLAN
FOR
DUPONT PLAZA - TRACTOR SUPPLY COMPANY
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
PREPARED FOR: MSP-DOVER, LLC.

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