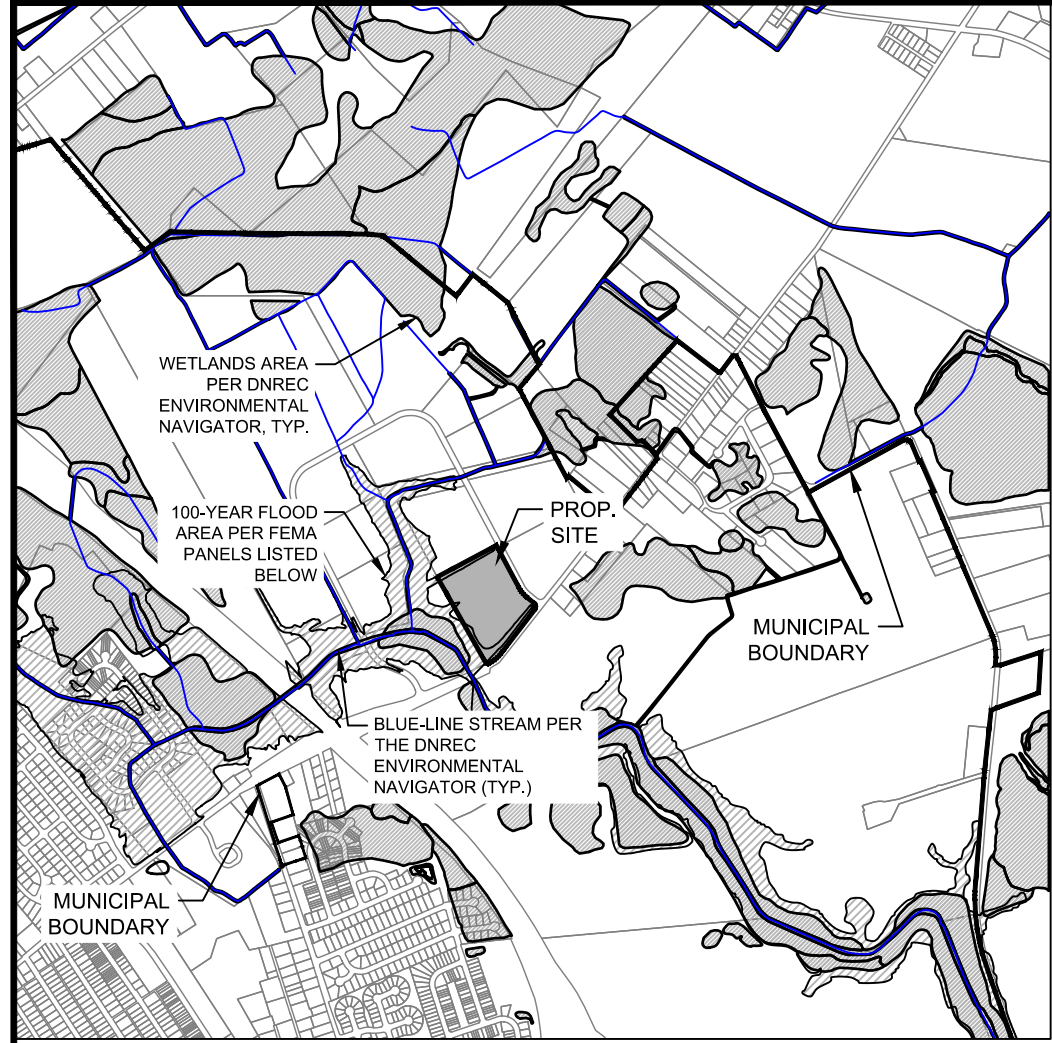




WETLANDS/FEMA/STREAM MAP
SCALE: 1" = 2000'
PANEL # 10001C0186J DATE: 7/7/2014

LEGEND

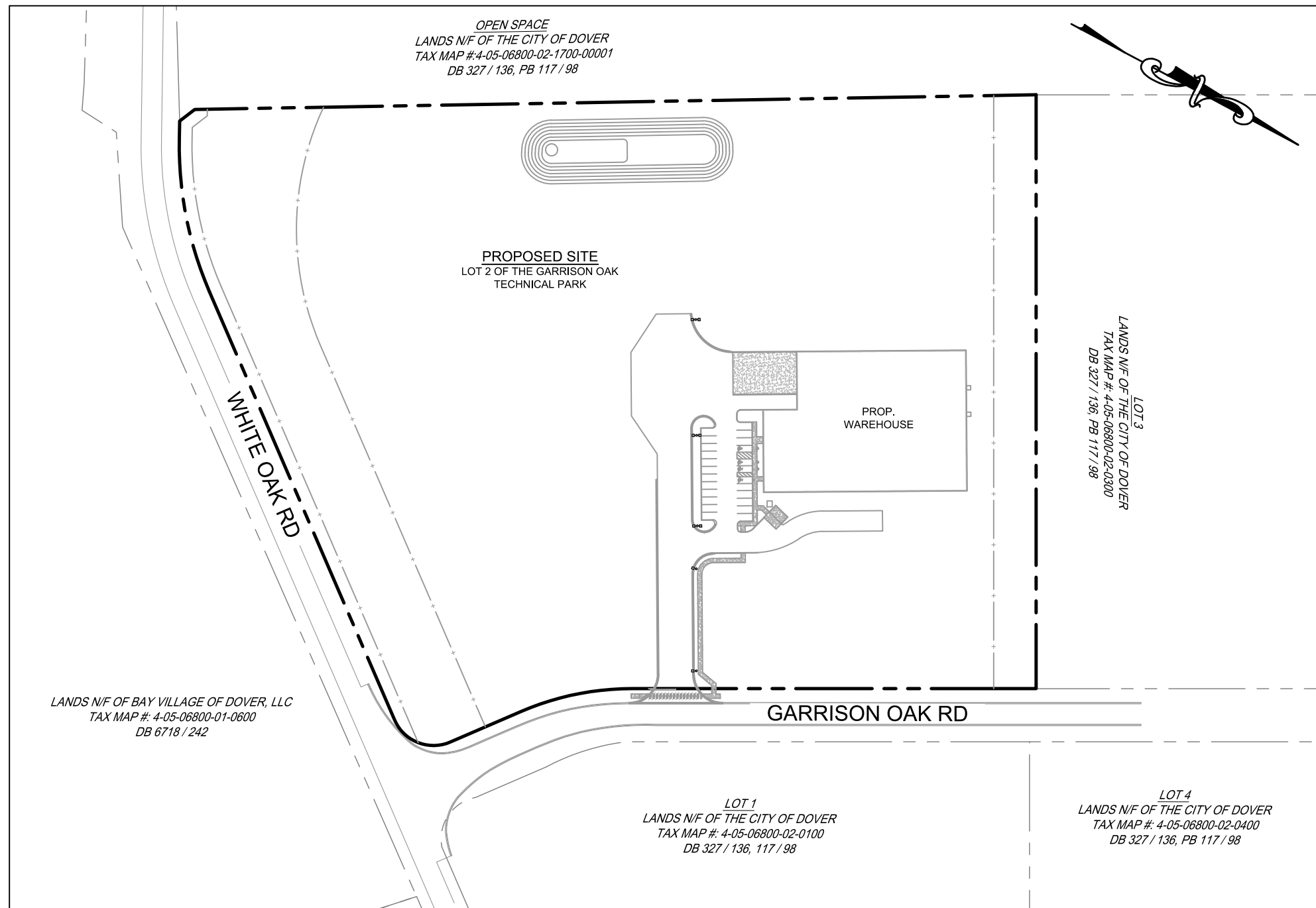
	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY		
ADJOINING PROPERTY LINE		
BUILDING RESTRICTION LINE		
EASEMENT		
CENTER LINE OF ROAD		
EDGE OF PAVING		
CURB		
DRIVEWAY		
CONTOURS		
SWALE		
LIMIT OF CONSTRUCTION		
WETLANDS LINE AND FLAG (2017 DNREC)		
FLOODPLAIN		
SOILS/DESIGNATION		
SOIL BORING		
WOODS		
FENCE		
SIDEWALK		
SHARED USE PATH		
BUILDING		
UTILITY POLE/GUY WIRE		
OVERHEAD ELECTRIC		
CABLE TV, PEDESTAL OR HAND HOLE		
TRAFFIC SIGN		
SINGLE & TWIN HEAD SITE LIGHT		
ELECTRICAL HAND HOLE AND TRANSFORMER		
FIBER OPTIC HAND HOLE		
WATER MAIN, FIRE HYDRANT, VALVE, SERVICE ASSEMBLY, AND METER PIT		
SEWER MAIN, MAHNOLE, & CLEANOUT		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
TELEPHONE LINE		
STORM WATER PIPE, MH, AND CB		
RAILROAD		

GENERAL NOTES:

- ALL KNOWN EASEMENTS ARE SHOWN ON THE PLAN; HOWEVER, THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY.
- THE ITEMS DEPICTED ON THE FINAL SITE PLAN ARE FOR ILLUSTRATIVE AND OUTLINE PURPOSES ONLY. THE GENERAL LOCATION AND DIMENSIONS OF ITEMS DEPICTED ON THE FINAL SITE PLAN MAY BE SUPERCEDED BY APPROVED / REVISED CONSTRUCTION DRAWINGS, BUILDING PERMIT DRAWINGS AND OTHER MODIFICATIONS THERETO APPROVED BY THE AUTHORITIES HAVING JURISDICTION AT THE SOLE DISCRETION OF THE DEVELOPER INCLUDING THE DEVELOPER'S SUCCESSORS AND ASSIGNS.
- ALL LIGHTING SHALL BE DOWNWARD SCREENED TO MINIMIZE GLARE ON SURROUNDING PROPERTIES.
- THE PROPOSED EAST CAROLINA SUPPLY WAREHOUSE SIGN AT THE ENTRANCE IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE PERMIT IS REQUIRED.
- KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE REVIEWS.
- KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.
- THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES.
- KENT CONSERVATION DISTRICT AND/OR DNREC SEDIMENT AND STORMWATER PROGRAM MAY SEEK ENFORCEMENT ACTION AGAINST ANY OWNER DEEMED NEGLIGENT IN FULFILLING THE OPERATION AND MAINTENANCE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS

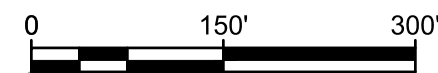
BYLER'S WAREHOUSE

PRELIMINARY SITE PLANS



SITE OVERVIEW

SCALE: 1" = 150'



INDEX OF DRAWINGS

Sheet Number	Sheet Title
RP-1	COVER SHEET
RP-2	SITE PLAN
LP-1	LANDSCAPE AND LIGHTING PLAN
FP-1	FIRE PROTECTION PLAN
EX-1	EXISTING CONDITIONS AND DEMOLITION PLAN
GP-1	GRADING PLAN
UP-1	UTILITY PLAN

CALL Miss Utility of Delmarva
BEFORE YOU DIG
800-282-8555 or 811

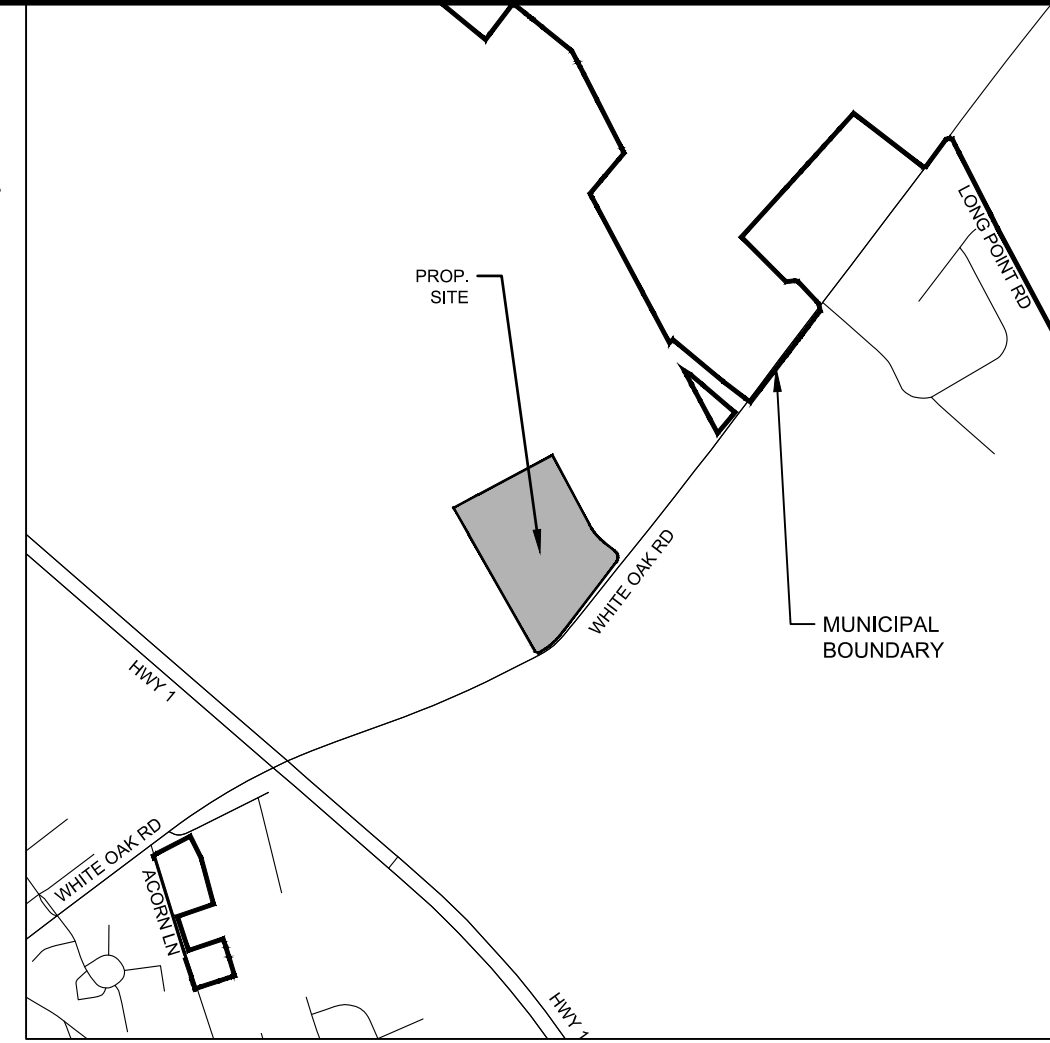
PROJECT TEAM

OWNER/DEVELOPER
BYLER'S STORE INC.
LYNDON BYLER
1388 ROSE VALLEY SCHOOL ROAD
DOVER, DE 19901
(302) 423-6875
EMAIL: lyn@bylers.com

SITE PLANNER, ENGINEER, AND SURVEYOR
SITEWORKS ENGINEERING
19 COMMERCE STREET
HARRINGTON, DE 19952
(302) 841-7901
EMAIL: dave.heatwole@siteworkseng.com

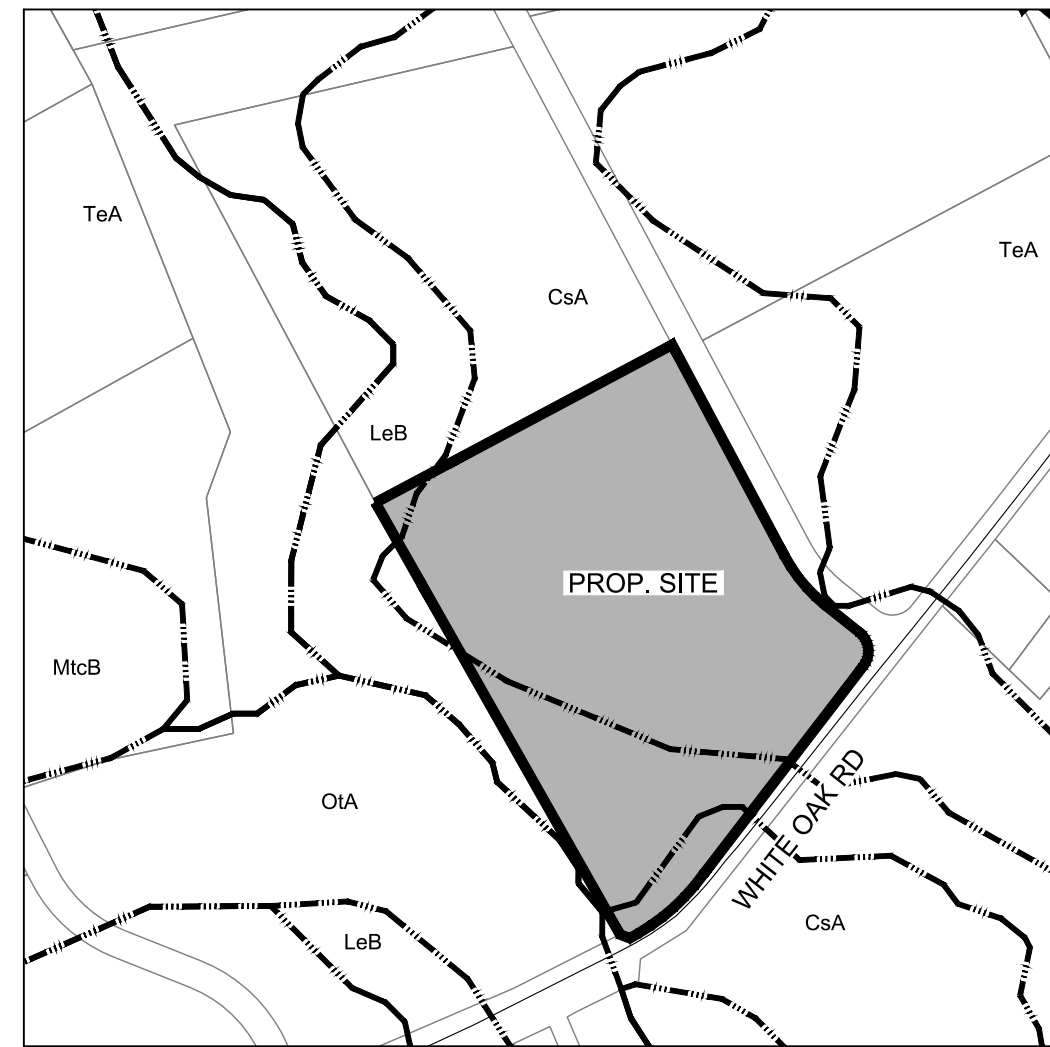
KENT CONSERVATION DISTRICT
1679 S DUPONT HWY
DOVER, DE 19901
(302) 608-5370
EMAIL: jared.adkins@delaware.gov

CITY OF DOVER DEPARTMENT OF WATER / WASTEWATER
15 LOCKERMAN PLAZA
DOVER, DE 19901
(302) 736-7025
EMAIL: jljon@dover.de.us



LOCATION MAP

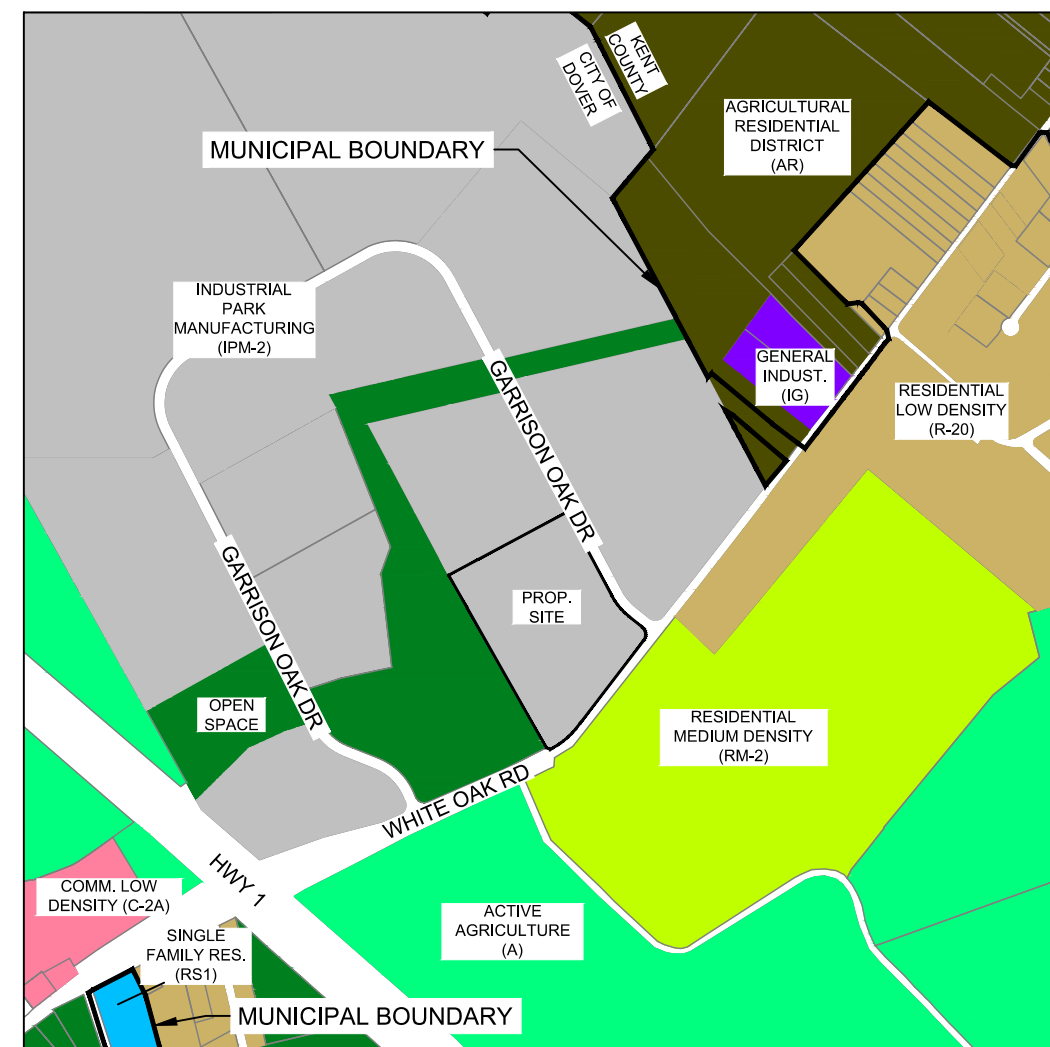
SCALE: 1" = 1200'



LOCATION & SOIL MAP

SCALE: 1" = 400'

SYMBOL	NAME	SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0 TO 2 PERCENT	C/D
LeB	LEIPSIG SILT LOAM, 2 TO 5 PERCENT SLOPES	C
TeA	TENT SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
OIA	OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES	C/D
MtCB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES	C



ZONING

SCALE: 1" = 1000'

OWNER'S CERTIFICATION

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

BYLER'S STORE INC.
1388 ROSE VALLEY SCHOOL RD.
DOVER, DE 19901

DATE

CITY ENGINEER CERTIFICATION

THE CATEGORY A SITE PLAN CONFORMS TO ALL APPLICABLE CITY ZONING AND SUBDIVISION ORDINANCES.

CITY ENGINEER

DATE

CITY MANAGER CERTIFICATION

THE CATEGORY A SITE PLAN CONFORMS TO ALL APPLICABLE CITY ZONING AND SUBDIVISION ORDINANCES.

CITY MANAGER

DATE

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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.

DAVID M. HEATWOLE, P.E. (DE LICENSE NO. #17760)
19 COMMERCE STREET
HARRINGTON, DE 19952

DATE

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ENGINEERING

PO BOX 2 | 19 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

COVER SHEET

BYLER'S WAREHOUSE

TAX PARCEL NO. 4-05-08800-02-0200 (LOT 2 OF THE
GARRISON OAK TECHNICAL PARK)

LITTLE CREEK HUNDRED, CITY OF DOVER, DELAWARE

ISSUE / REVISION BLOCK
3/2/23 - CITY OF DOVER

SCALE PROJECT # DRAWN BY
AS NOTED 22-278 DMH

DRAWING NUMBER

RP-1