

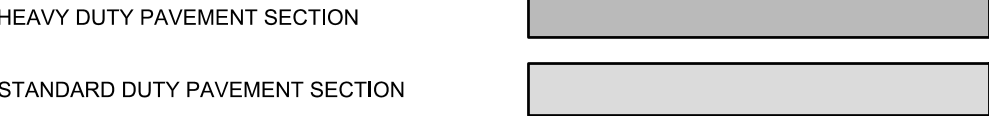
BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	134.57'	330.00'	023°21'53"	133.64'	S39° 42' 38"E
C2	78.54'	50.00'	089°59'56"	70.71'	S06° 23' 35"E
C3	185.53'	433.26'	024°32'09"	184.12'	S50° 52' 29"W

BOUNDARY LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L1	S63°08'32"W	20.34'
L2	N65°34'36"W	22.35'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C4	179.11'	418.26'	024°32'06"	177.74'	S50° 52' 29"W
C5	288.72'	342.50'	048°17'59"	280.25'	N62° 45' 23"E
C6	38.77'	50.00'	044°25'56"	37.81'	S29° 10' 46"E

EASEMENT LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L3	S51°23'35"E	45.00'
L4	S38°36'25"W	585.71'
L5	S63°08'32"W	13.14'
L6	N65°34'36"W	22.35'
L7	S63°08'33"W	7.77'
L8	N29°01'48"W	136.82'
L9	N38°36'25"E	490.40'

PAVEMENT LEGEND



SITE DATA:

1. MAP NUMBER:

PROPERTY REFERENCE:
- 4-05-06800-02-0200-00001
PLOT BOOK 117 / 98 AND DEED BOOK 327 / 136
2. PROPERTY OWNER & ADDRESS:
- CITY OF DOVER
PO BOX 475
DOVER, DE 19903
3. DEVELOPER:
- BYLERS PROPERTIES, L.P.
1368 ROSE VALLEY SCHOOL RD
DOVER, DE 19904
4. TOTAL LOTS / PARCELS
- 1 EXISTING, NO ADDITIONAL PARCELS PROPOSED
5. SITE AREA AND ACREAGE:
- 640,962 SF, 14.714 AC
6. PROPERTY ADDRESS:
- 651 GARRISON OAK DR
DOVER, DE 19901
7. HUNDRED/MUNICIPALITY:
- LITTLE CREEK HUNDRED / CITY OF DOVER
8. THE CITY OF DOVER RESPONSIBLE FOR LAND DEVELOPMENT APPROVAL.
9. EXISTING ZONING:
- IPM2 - INDUSTRIAL PARK MANUFACTURING
SWPOZ - TIER 2 (SOURCE WATER PROTECTION OVERLAY ZONE)
10. PRESENT USE:
- VACANT
11. PROPOSED USE:
- WAREHOUSING AND BAKERY
12. AREA REGULATIONS:

	IPM-2	PROPOSED
MIN. LOT AREA	2.5 AC	14.714 AC
LOT WIDTH (FT)	100 FT	771.9 FT
LOT DEPTH (FT)	100 FT	700 FT
FRONT YARD (FT)	60 FT	60 FT
SIDE YARD (FT)	40 FT	40 FT
REAR YARD (FT)	40 FT	40 FT
SIDE OR REAR YARD ADJ. RESIDENTIAL	100 FT	100 FT
FLOOR AREA RATIO	0.5	0.06

13. REQUIRED PARKING / LOADING:
- 37,107 SF / 800 = 47 SPACES
1 / 800 SF OF FLOOR AREA
1 EMPLOYEE (LARGEST SHIFT IF GREATER THAN PARKING REQUIREMENT ABOVE)
NUMBER OF EMPLOYEES:
7 - 10
- REQUIRED PARKING SPACES
PROVIDED SPACES

47 SPACES
24 (WAIVER REQUESTED)
- PROPOSED LOADING:

5 TRUCK DOCKS, 4 RECESSED, 1 GROUND LEVEL

14. MAXIMUM HEIGHT ALLOWED:
DISTANCE TO NEAREST LOT LINE:
PROPOSED HEIGHT:

EQUAL TO DISTANCE TO NEAREST LOT LINE
81.3- FEET
39'-11" FEET TO ROOF PEAK

15. LOT COVERAGE CHART (65% ALLOWABLE)

EXISTING	PROPOSED
0.0 AC (0.0%)	1.978 AC (13.4%)

16. WATER, SEWER, & ELECTRIC SUPPLIER:

CITY OF DOVER
17. GAS SERVICE PROVIDER:

CHESAPEAKE UTILITIES, INC.
18. SANITATION:

PRIVATE HAULER
19. FEMA FLOOD MAP: THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD EVENT PER FEMA FLOOD INSURANCE RATE
MAP NUMBER 10001C0186J DATED JULY 7, 2014 AND AMENDED BY LETTERS OF MAP REVISIONS DATED JUNE 4, 2018,
AND JANUARY 29, 2019.
20. 2020 STATE INVESTMENT AREA:

LEVEL 2 & 3
21. LATITUDE AND LONGITUDE STATE PLANE COORDINATES:

LATITUDE: N 39° 10' 51"
LONGITUDE: W 75° 29' 49"
22. WETLAND & WATERS OF THE U.S.:

0.0 ACRES PER THE DNR ONLINE ENVIRONMENTAL NAVIGATOR
23. PROPOSED DISCHARGE LOCATION:

LITTLE RIVER
24. PROXIMITY TO T.I.D.:

NOT WITHIN AN IDENTIFIED T.I.D.
25. LIMIT OF DISTURBANCE:

7.5 ACRES
26. SURVEY DATUM

NAD 83 / NAVD 88
27. WATERSHED:

LITTLE CREEK

