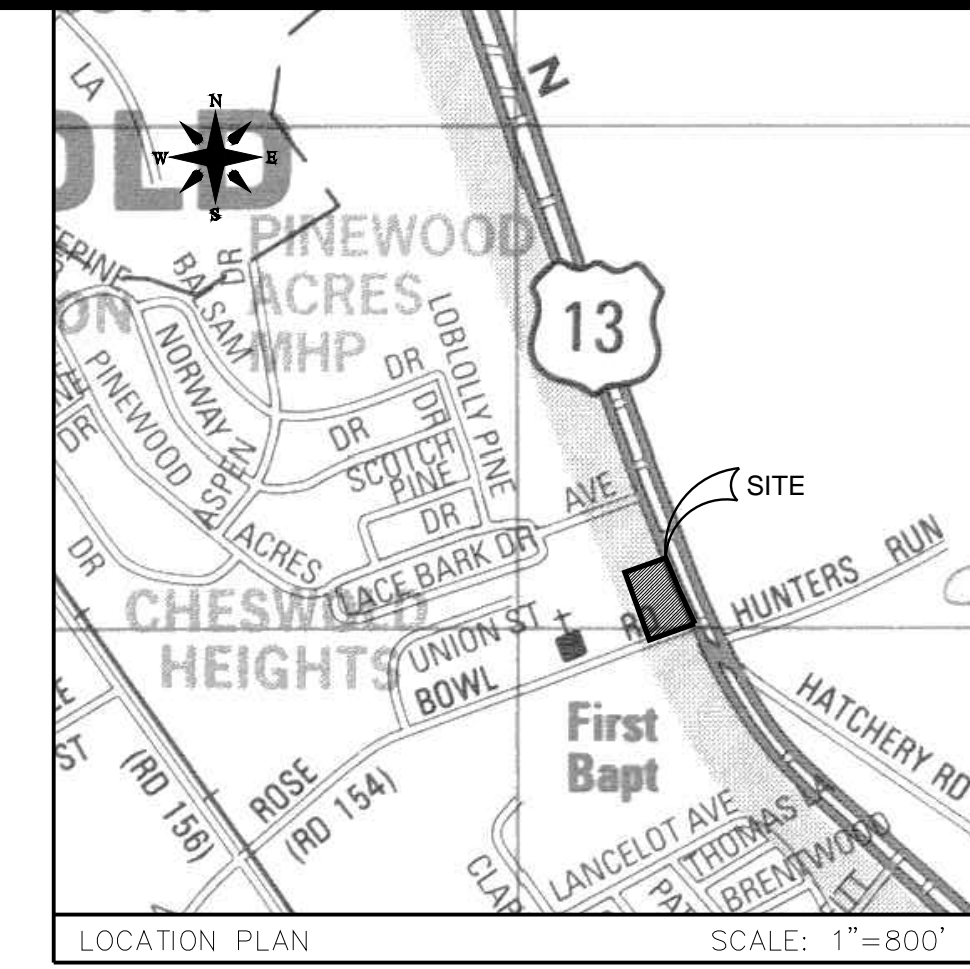
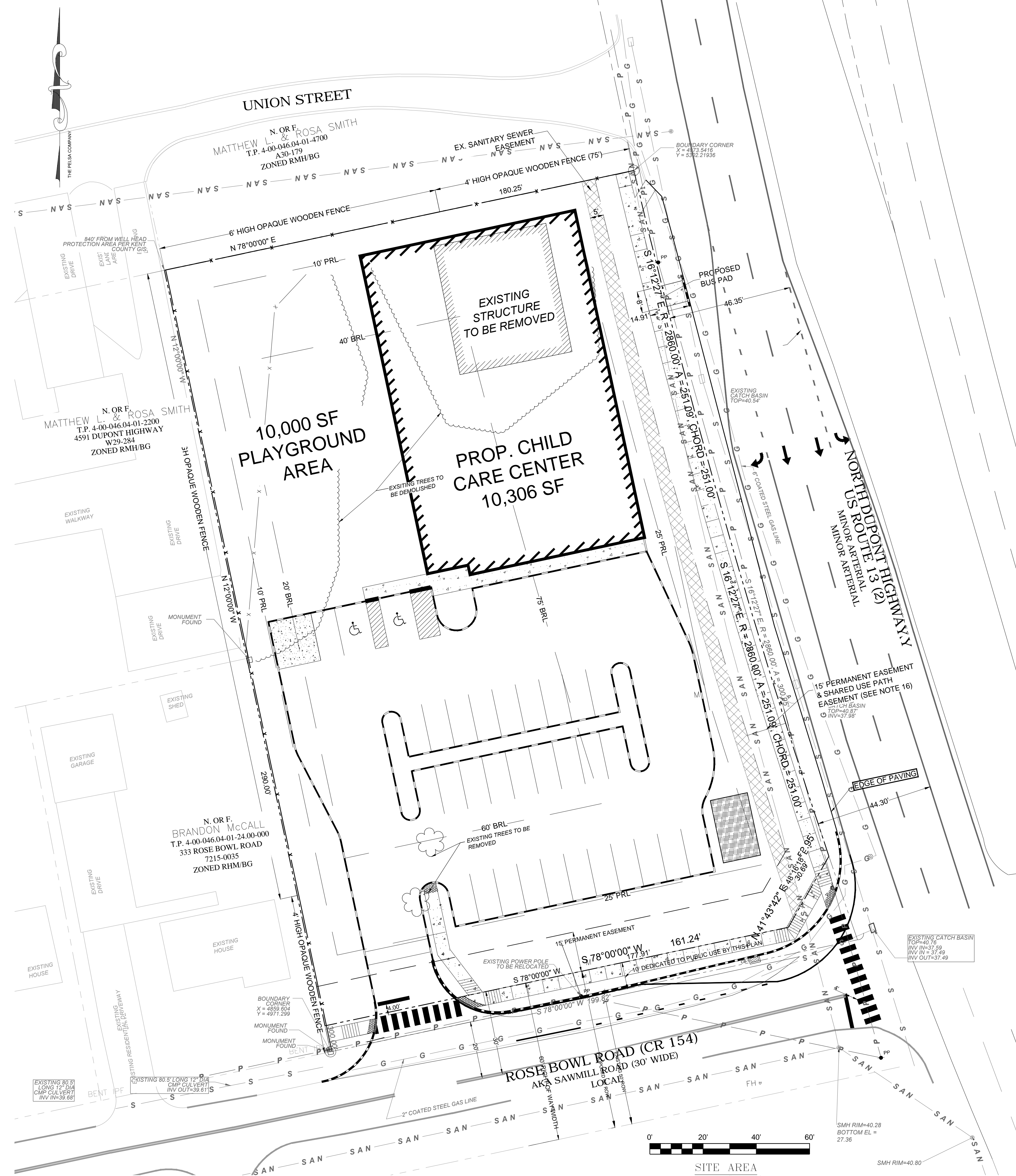


- GENERAL NOTES:**
- APPLICATION/FILE NUMBER: TBD
 - OWNER: MEYER & MEYER, INC.
 - PROPERTY ADDRESS: 4585 NORTH DUPONT HIGHWAY DOVER, DE
 - TAX PARCEL NUMBER: 4-00-04604-01-2300-00001
 - SOURCE OF TITLE: D 4327 0238
 - LOT AREA: 1.2992 ACRES
 - PROPOSED DEDICATION AREA: 0.0524 ACRES
 - SWM AREA: BIORETENTION = 0.0078 ± ACRES
 - WETLANDS AREA: 0.00 ± ACRES
 - NET AREA: 1.239 ± ACRES
 - DATUM: NAVD88
 - ZONING: KENT COUNTY
ZONED: BG
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: 150
MAXIMUM BUILDING HEIGHT: 35 FEET
 - GROWTH ZONE: INSIDE GROWTH ZONE
 - CURRENT USE: VACANT
 - PROPOSED USE: CHILD CARE CENTER
 - PROPOSED BUILDING SF: CHILD CARE CENTER: 10,306 SF
 - PARKING RATIONALE: 2 SPACES / 5 CHILDREN
80 CHILDREN / 5 GROUPS = 16 GROUPS
16 GROUPS * 2 SPACES = 32 SPACES
 - PROPOSED BUILDING HEIGHT: 35'
 - BUILDING RESTRICTION SETBACKS: FRONT YARD (ROSE BOWL RD.): 60 FEET (DUPONT HWY): 75 FEET
SIDE YARD (WEST PL): 20 FEET
REAR YARD (NORTH PL): 40 FEET
 - EASEMENTS: PER DELDOT'S REQUIREMENT A 5' PERMANENT EASEMENT HAS BEEN ESTABLISHED PER THIS PLAN. GENERAL UTILITY EASEMENTS ARE ALSO PROPOSED.
 - IMPERVIOUS COVER: 0.7140 ACRES 58.0%
 - IMPERVIOUS COVER MAX: 0.9217 ACRES 75.0%
 - MONUMENTS FOUND: 2
 - ACRES IN WOODLAND: 0 ACRES
 - PERCENT SLOPE: APPROXIMATELY 2% AVERAGE SLOPE
 - WATER: TIDEWATER UTILITIES
 - SEWER: KENT COUNTY
 - DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE
 - SOURCE OF TOPOGRAPHY: FIELD GENERATED BY THE PELSA CO. AUGUST 2011.
 - FLOOD ZONE: THE PROPERTY IS LOCATED IN A FLOOD ZONE X AND HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 10001C0154H, PANEL NO. 154 OF 435, DATED JULY 7, 2014 (REVISED).
 - DRAINAGE EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
 - UNDERGROUND & OVERHEAD UTILITY LOCATIONS & EASEMENTS TO BE VERIFIED BY CONTRACTOR AND MISS UTILITY BEFORE WORK BEGINS.
 - PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - VARIANCES: TWO (2) VARIANCES WERE GRANTED BY THE BOARD OF ADJUSTMENT IN A DECISION DATED 1/1/11 FOR THIS PROJECT IN RESPONSE TO APPLICATION NO. _____ TO ALLOW THE FOLLOWING:
1. VARIANCE FROM CHAPTER 205, TABLE A3, TO ALLOW A PROPOSED COMMERCIAL 24 FEET FROM EASTERN PROPERTY LINE WHERE 75 FEET IS REQUIRED.
2. VARIANCE FROM CHAPTER 205, TABLE A3, TO ALLOW A PROPOSED COMMERCIAL STRUCTURE 10 FEET FROM NORTHERN PROPERTY LINE WHERE 40 FEET IS REQUIRED.



NO.	DATE	DESCRIPTION	BY

OWNER/DEVELOPER ADDRESS:
 OWNER OF RECORD:
 MEYER & MEYER REALTY
 2706 KIRKWOOD HWY.
 WILMINGTON, DE 19805
 PHONE: (302) 994-9600
 FAX: (302) 994-5475

THE PELSA COMPANY
 ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
 610 PEOPLES PLAZA, NEWARK, DE 19702
 PHONE: (302) 834-3771 FAX: (302) 834-2282
 EMAIL: PLSA@OFFICE@THEPELSACOMPANY.COM

SITE PLAN
 PREPARED FOR MEYER & MEYER, INC.
 #4585 N. DUPONT HWY
 ADC MAP 17 B8
 LITTLE CREEK HUNDRED
 KENT COUNTY - STATE OF DELAWARE

SURVEY BY: PELSA
DRAWN BY: JAP
CHECKED BY: MRP
SCALE: 1" = 20'
DATE: 5/4/18
SHEET NO. 1 OF 1
DRAWING NO. P-2352

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