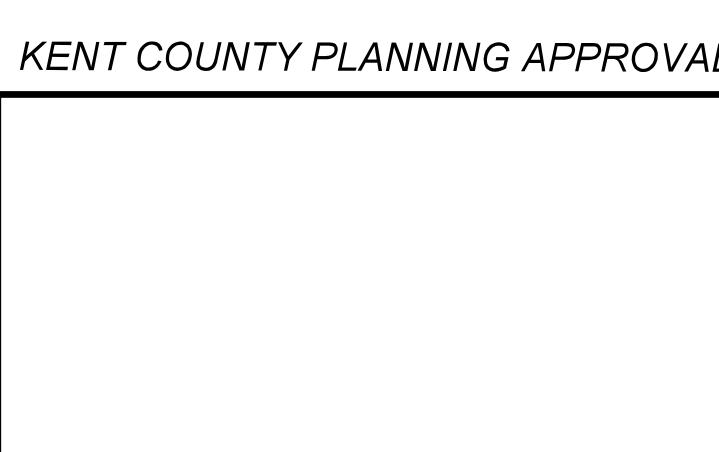


DATA COLUMN

ACREAGE WITHIN BOUNDARIES:	2.0 ACRES
TAX PARCEL NO:	DC-00-019.00-02-17.00-000
KENT COUNTY PLANNING FILE NO:	CS-24-??
EXISTING ZONING:	BG (GENERAL BUSINESS)
EXISTING USE:	VACANT
PROPOSED USE:	MICRO-BREWERY AND RETAIL
PROPOSED BUILDING GFA:	11,902 S.F. (TWO STORY)
PARKING PROVIDED:	76 SPACES (4 HANDICAP)
BUILDING SETBACKS:	40' FRONT 20' SIDE 40' REAR
STORMWATER MANAGEMENT AREA:	0.30 ACRE
TOTAL WETLAND AREA:	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE:	1.23 ACRES
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING HEIGHT:	25' (TWO STORY)
SITE SLOPE:	1-2% AVERAGE
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
PERMANENT MONUMENTS FOUND:	2 IPF
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	PRIVATE ON-SITE WELL
SEWER SERVICE:	KENT COUNTY
RELATION TO GROWTH ZONE:	INSIDE
INVESTMENT LEVEL AREA:	1
POSTED SPEED LIMIT:	55 MPH (5 DUPONT BLVD)
OWNER OF RECORD:	SHIV SHANKER, INC. 131 DODGE DRIVE SMYRNA, DE 19977
SITE ADDRESS:	2252 DUPONT BLVD SMYRNA, DE 19977



PRELIMINARY SITE PLAN

LANDS OF SHIV SHANKER, INC.

SITUATE IN: DUCK CREEK HUNDRED - KENT COUNTY, DELAWARE
0 15 30 60
SCALE: 1" = 30'
DATE: 10/01/25 SHEET: P-1

ENGINEER CERTIFICATION

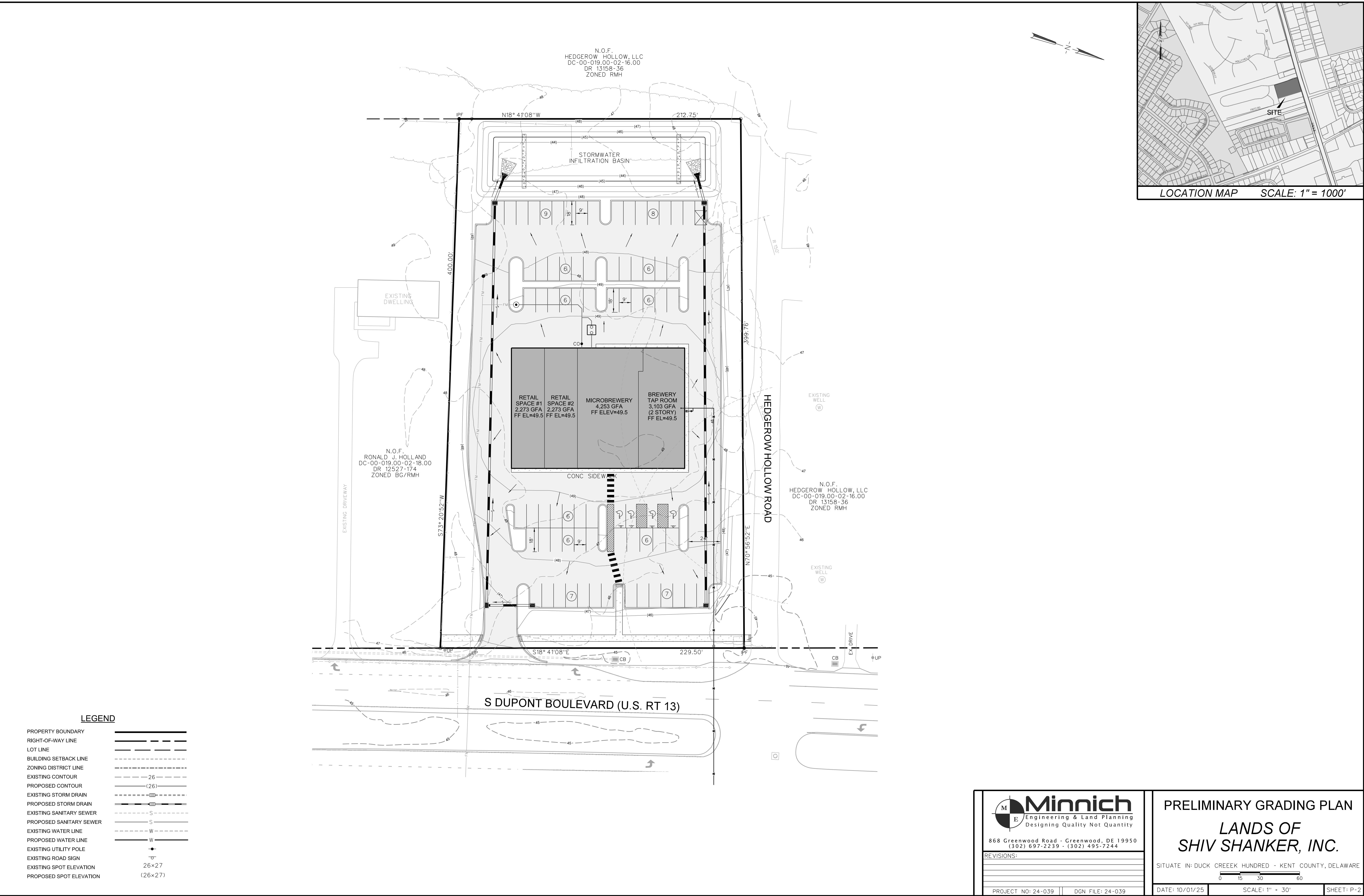
I, KEVIN R. MINNICH, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

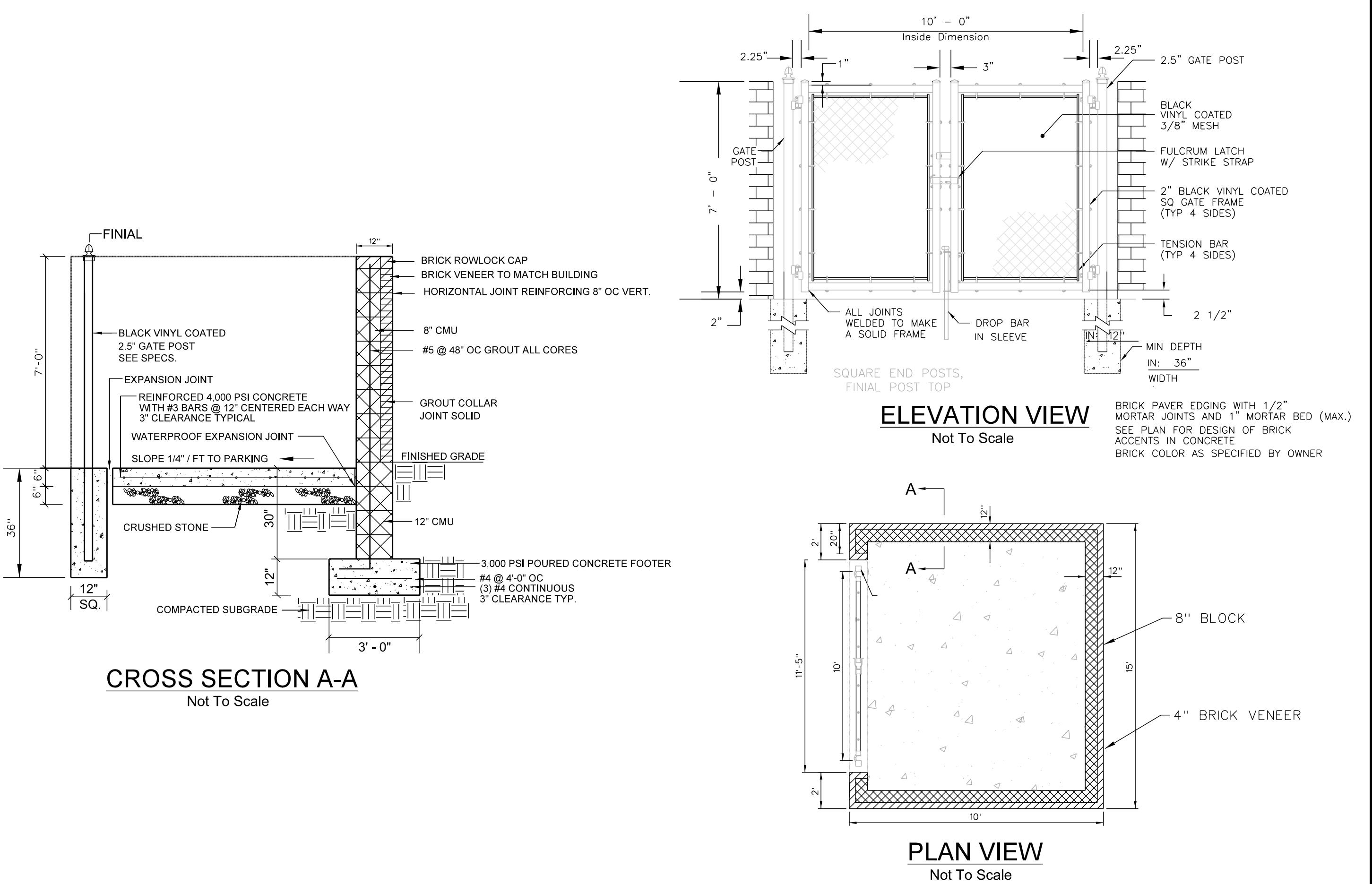
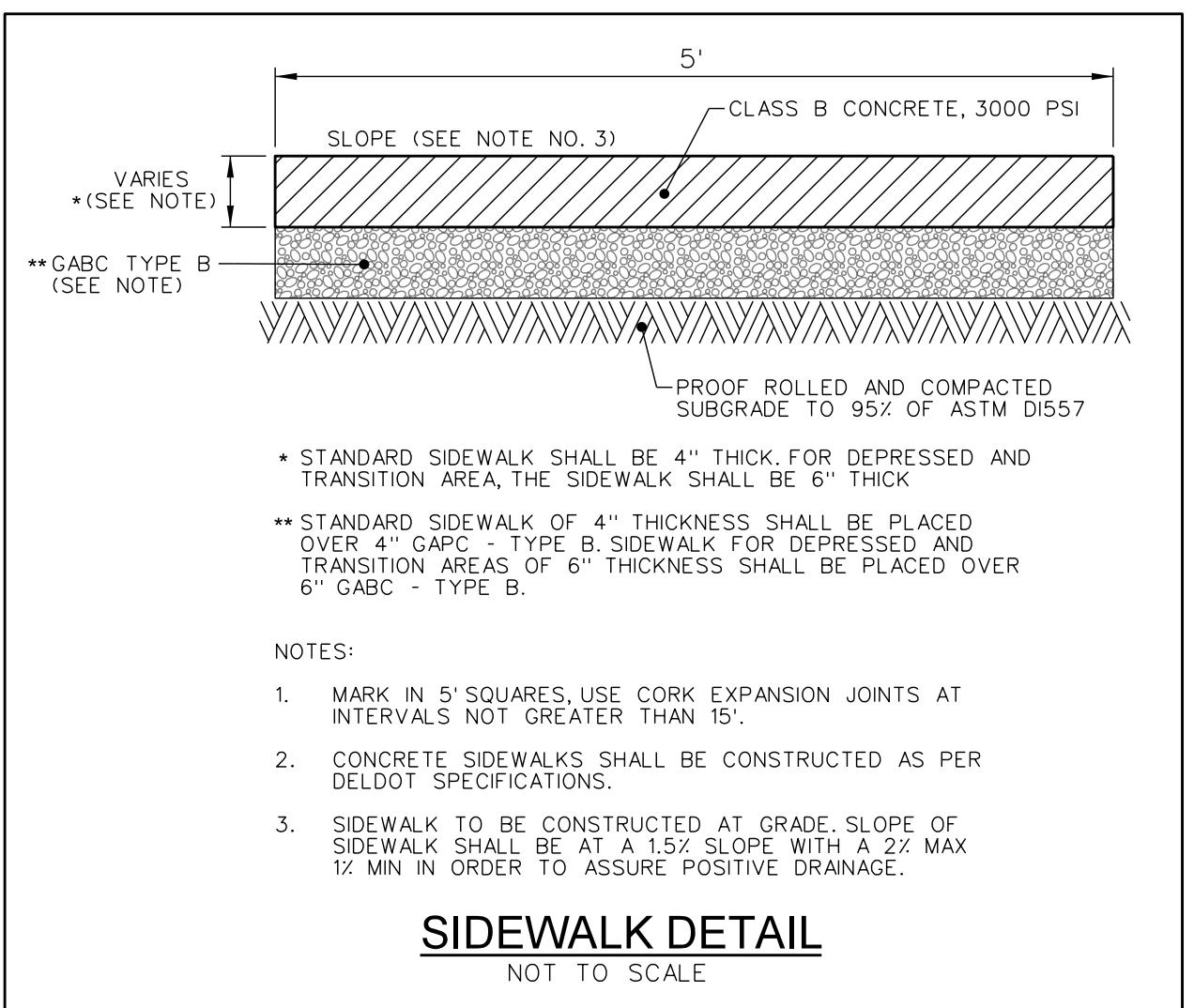
KEVIN R. MINNICH, PE #9027 DATE

OWNER CERTIFICATION

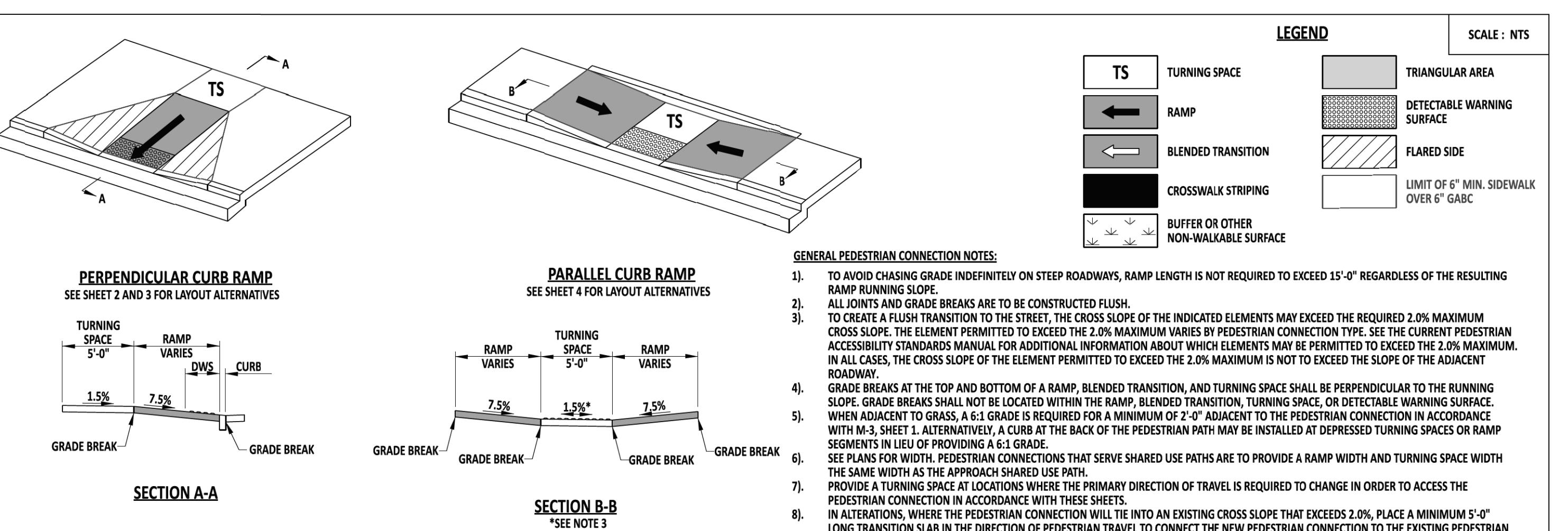
I, KARTIK PATEL OF SHIV SHANKER LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACTS AND DECIDE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

KARTIK PATEL DATE





DUMPSTER ENCLOSURE WITH GATE DETAIL



REQUIRED ELEMENT DIMENSIONS AND CRITERIA (APPLIES TO ALL SHEETS OF STANDARD C-2)				
PEDESTRIAN CONNECTION ELEMENT	CRITERIA	LIMITS FOR DESIGN AND LAYOUT	LIMITS FOR WORK ACCEPTANCE	RELATED NOTES
RAMP	WIDTH	5'-0" MIN.	5'-0" MIN.	SEE NOTE 6
	RUNNING SLOPE	7.5%	8.3% MAX.	SEE NOTE 1
	CROSS SLOPE	1.5%	2.0% MAX.	SEE NOTE 3
TURNING SPACE	SLOPE OF FLARED SIDE	9.5%	10.0% MAX.	SEE NOTE 10
	DIMENSION	5'-0" X 5'-0" MIN.	5'-0" X 5'-0" MIN.	SEE NOTE 6
	RUNNING SLOPE	1.5%	2.0% MAX.	SEE NOTE 3
BLENDED TRANSITION	CROSS SLOPE	1.5%	2.0% MAX.	SEE NOTE 3
	RUNNING SLOPE	4.5%	5.0% MAX.	SEE NOTE 3
	CROSS SLOPE	1.5%	2.0% MAX.	SEE NOTE 3
TRIANGULAR AREA	RUNNING SLOPE	1.5%	5.0% MAX.	SEE NOTE 3
	CROSS SLOPE	1.5%	2.0% MAX.	SEE NOTE 3
CLEAR SPACE	DIMENSION	4'-0" X 4'-0"	4'-0" X 4'-0"	SEE NOTE 12

* CROSS SLOPE IS MEASURED PERPENDICULAR TO THE PRIMARY DIRECTION OF PEDESTRIAN TRAVEL.
** RUNNING SLOPE IS MEASURED PARALLEL TO THE PRIMARY DIRECTION OF PEDESTRIAN TRAVEL.
*** ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.



Andrew Shat
Engineering Support
RECOMMENDED
DATE: 12/22/2023

12/22/2023

PEDESTRIAN CONNECTIONS, GENERAL NOTES
STANDARD NO. C-2 (2024)

SHT. 1

OF 8

APPROVED

REVIEWED

22 December 2023

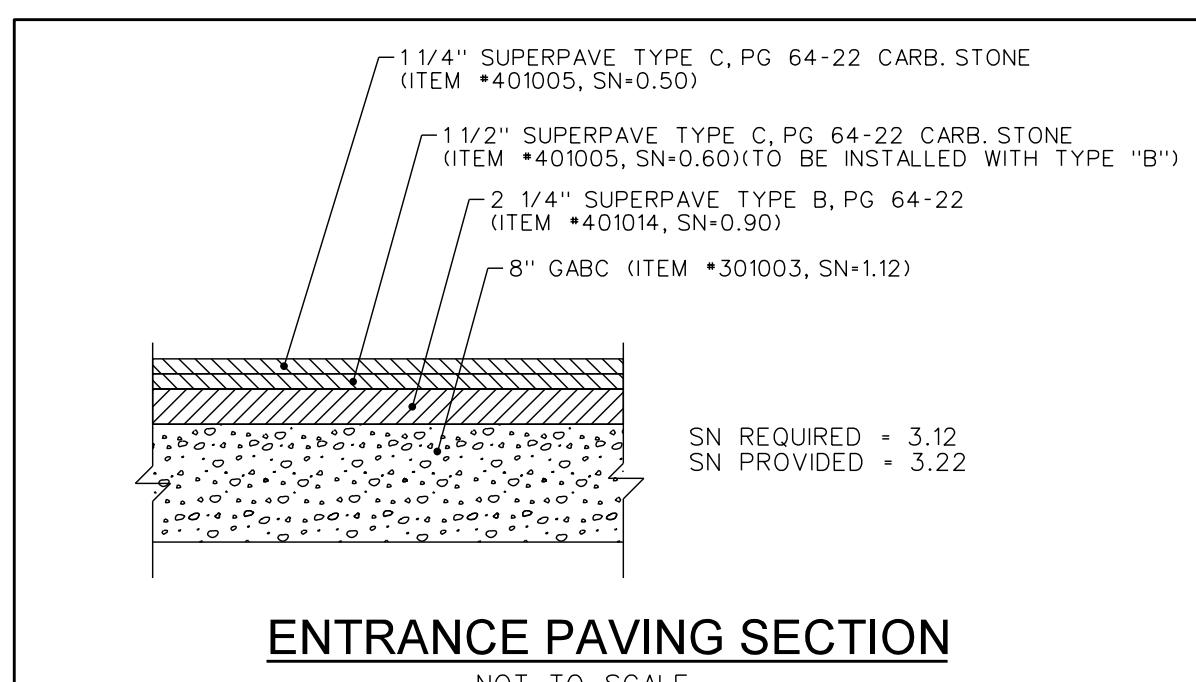
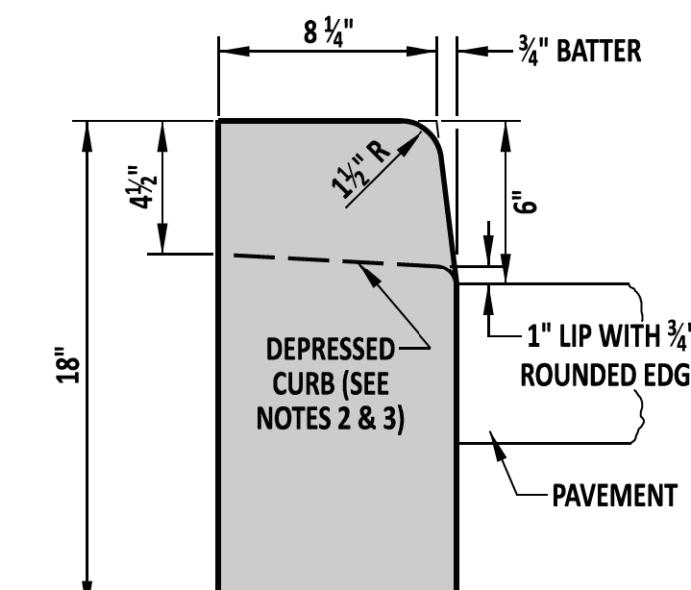
DATE

01/11/2024

CHEF ENGINEER

DATE

01/11/2024



PRELIMINARY SITE PLAN DETAILS
LANDS OF SHIV SHANKER, INC.
SITUATE IN: DUCK CREEK HUNDRED - KENT COUNTY, DELAWARE
0 15 30 60