LANDS N/F
670 MAIN STREET, LLC
T.P.: 4 03 04600 01 0730.000
DEED REF.: 7639 - 346
ZONING: C-1

EX. SWM INFILTRATION BASIN

N 60° 51' 41" E 232.13'

214.44'

S 29° 11' 30" E 65.09'

LANDS N/F
JULIA M. REYNOLDS
T.P.: 4 03 04600 01 0701 000
DEED REF.: P - 43 - 65
ZONING: C-1

LOT 9

LANDS N/F
EMMANUEL UNITED METHODIST CHURCH
T.P.: 403 04600 01 0700 000
DEED REF.: 156 - 163
ZONING: C-1

N 60° 49' 41" E 244.15'

S 29° 47' 19" E

LANDS N/F
GOD'S WAY MINISTRIES, INC
T.P.: 4 00 04602 01 3501 000
DEED REF.: 8446-251
ZONING: BG (KENT COUNTY)

LOT 8

LANDS N/F
SHANNAHAN WEBB REAL ESTATE, LLC
T.P.: 4 03 04600 01 0702 000
DEED REF.: 7011 - 107
ZONING: C-1

N 29° 11' 33" W 130.34'

N 33° 57' 42" W

PROPOSED BUILDING 1
6,000 S.F.
F.F. EL.: 43.50'

PROPOSED BUILDING 2
6,000 S.F.
F.F. EL.: 43.50'

PROPOSED BUILDING 3
6,900 S.F.
F.F. EL.: 44.50'

PROPOSED BUILDING 4
6,000 S.F.
F.F. EL.: 44.50'

PROPOSED BUILDING 5
5,100 S.F.
F.F. EL.: 46.50'

PROPOSED BUILDING 6
6,000 S.F.
F.F. EL.: 47.00'

PROPOSED BUILDING 7
6,000 S.F.
F.F. EL.: 47.00'

PROPOSED BUILDING 8
6,000 S.F.
F.F. EL.: 45.00'

40' B.R.L.
10' B.R.L.

25' 20' 10' 30' 30' 100' 50 20' 10' 15' 14.5' 10' 40 100' 20' 10' 15' 30' 20' 10' 30' 30' 10' 20' 21

GRAVEL AREA

LOT 4

LANDS N/F
DONALD K. BLOW JR.
T.P.: 4 03 04600 01 0716 000
DEED REF.: 2532 - 195
ZONING: I-1

R = 28' R = 25' R = 28' R = 25'

36' 46'

RADIUS: 78.00'
ARC LENGTH: 128.77'
CHD. BRG: N 76° 07' 17" W
CHD. LENGTH: 114.64'

W.V. FIPC 18" R.C.P. INV: 40.14' 18" R.C.P. INV: 40.07'

EDGE OF PAVE

RYE OAK CT
60 FEET RIGHT OF WAY
PRIVATE STREET

SIRC 385.59' S 61° 15' 33" W SIRC SIRC 226.34'

EDGE OF WOODS

EX. 18" CMP F.H. W.V. 18" C.M.P. INV: 38.53' FIPC

LOT 2

LANDS N/F
CENTRAL DELAWARE BUSINESS PARK
T.P.: 4 03 04600 01 0716 000
DEED REF.: T- 47- 328
PLAT REF.: BK: 77 PG: 79
ZONING: I-1

LOT 1

LANDS N/F
JAM AIR, LLC
T.P.: 4 03 04600 01 0710 000
DEED REF.: 9658 - 112
PLAT REF.: BK: 84 PG: 26
ZONING: I-1

LANDS N/F
TRIPLE TREE PROPERTIES LLC
T.P.: 4 00 04602 01 3600 000
DEED REF.: 5361 - 230
ZONING: IG (KENT COUNTY)

LANDS N/F
TWIN OAKS CHESWOLD, LLC
T.P.: 4 03 04600 01 0709 000
DEED REF.: 7089 - 156
ZONING: I-1

BECKER MORGAN GROUP

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ENGINEERING

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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

LANDS OF
CENTRAL DELAWARE BUSINESS PARK

RYE OAK CT
TOWN OF CHESWOLD
KENT COUNTY, DE

SHEET TITLE

SITE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C201

PROJECT NO.:	2021217.00
DATE:	10/19/2021
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: J.D.R.

SHEET
C-201

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