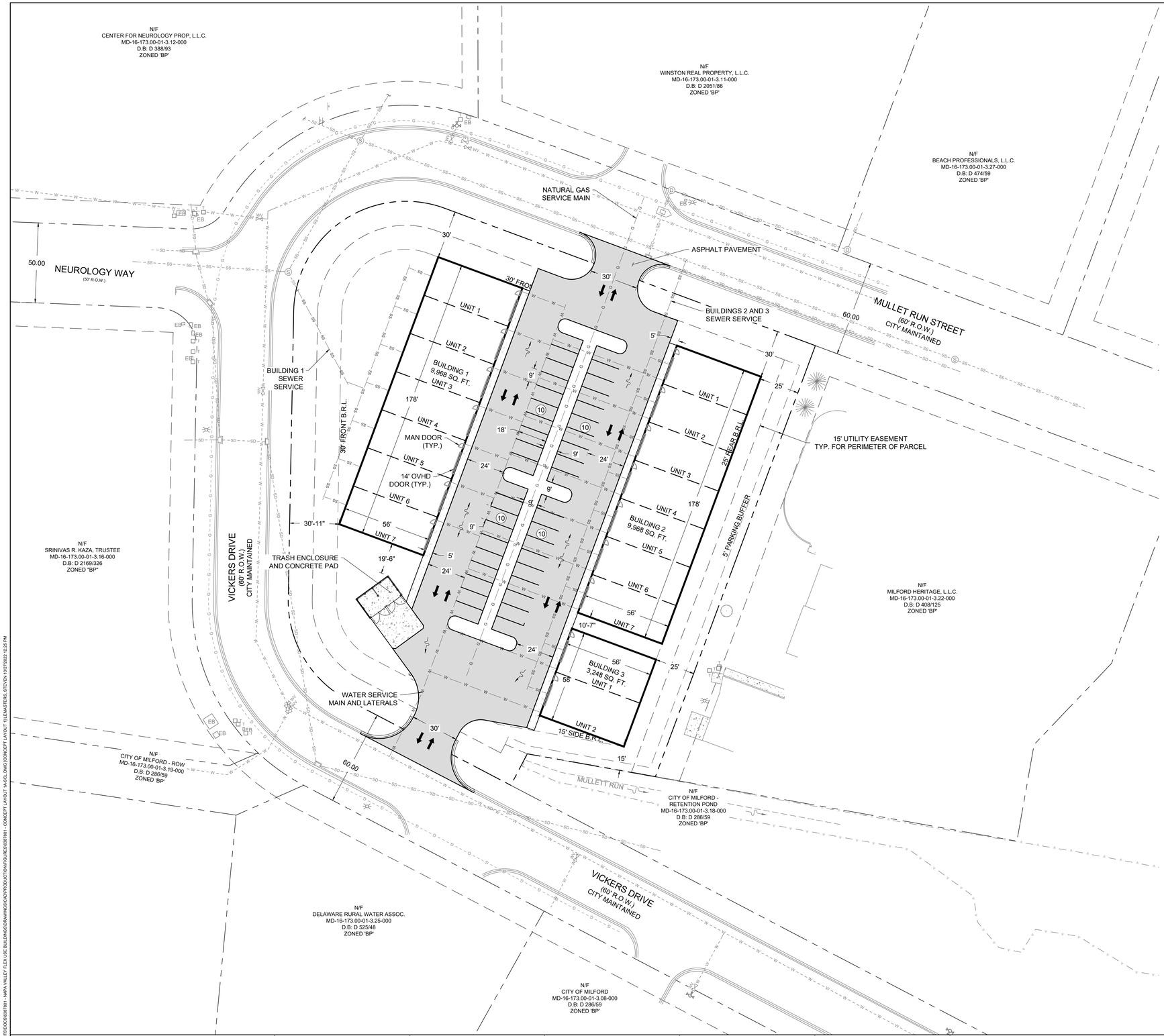

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HORIZONTAL DATUM:
NAD83 Delaware State Planes, US Foot
VERTICAL DATUM:
NAVD83 Delaware State Planes, US Foot

PROJECT AND SITE DATA

1. OWNER/APPLICANT: NAPA VALLEY INVESTMENTS, LLC
   12 W. PERIWINKLE LANE
   NEWARK, DELAWARE 19711
   CONTACT: FRAN POLLINGER
   EMAIL: FJPOLLING@COMCAST.NET
   PHONE: 302-275-5436

2. ENGINEER: EA ENGINEERING, SCIENCE, AND TECHNOLOGY, INC. PBC
   11200 RACETRACK ROAD, UNIT 101A
   OCEAN PINES, MARYLAND 21811
   CONTACT: STEVEN LEMASTERS, P.E.
   EMAIL: SLEMASTERS@EAEST.COM
   PHONE: 410-641-5341

3. SITE ADDRESS: 320 MULLET RUN
   MILFORD, DELAWARE 19963

4. PROPERTY : MAP NUMBER: 5-16-17300-01-3.14
   PARCEL AREA: 2.0 ACRES

5. ZONING: BP - BUSINESS PARK DISTRICT

6. SETBACKS: FRONT: 30 FEET, SIDES: 15 FEET, REAR: 25 FEET

7. LOT WIDTH: MINIMUM: 150 FEET, ACTUAL: 309 FEET

8. LOT AREA: MINIMUM: 1 ACRE, ACTUAL: 2 ACRES

9. BUILDING HEIGHT: MAXIMUM = 50 FEET, PROPOSED:

10. EXISTING USE: UNIMPROVED VACANT LOT

11. PROPOSED USE: (3) 1-STORY STORAGE POLE BUILDINGS
    PROPOSED BUILDING FOOTPRINTS: (2) 9,968 SQ. FT. AND (1) 3,248 SQ. FT.
    TOTAL BUILDING GROSS FOOTPRINT: 23,184 SQ. FT.

12. SETBACKS : FRONT = 30 FEET
    REAR = 25 FEET
    SIDE YARD = 15 FEET

13. PARKING REQ'D: 1 SPACE PER 250 SQUARE FEET OF ALLOCATED GENERAL OFFICE FLOOR AREA
    = 3,477 / 250 = 14 SPACES
    1 SPACE PER 2 EMPLOYEES (2 EMPLOYEE PER UNIT) x 16 UNITS
    = 32 EMPLOYEES / 2 = 16 SPACES

    TOTAL PARKING REQUIRED = 30 SPACES

14. PARKING PROV.: (40) 9' x18' SPACES PROVIDED

15. FLOODPLAIN: THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN. THE PROPERTY IS DESIGNATED AS ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER FIRM MAP NUMBER 10005C0037J, LAST REVISED JANUARY 6, 2005.

16. SOILS PRESENT: HbB - HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES. HSG 'B'.

17. AN APPROVED STORMWATER MANAGEMENT PLAN EXISTS FOR THE MILFORD BUSINESS COMPLEX. EACH LOT IS PERMITTED A MAXIMUM OF 75% IMPERVIOUS COVERAGE.

    TOTAL PARCEL AREA = 2 ACRES = 87,120 SQ. FT.
    PERMITTED IMPERVIOUS COVERAGE = 87,120 * 75% = 65,340 SQ. FT.
    PROPOSED IMPERVIOUS COVERAGE =

18. ESTIMATED WATER AND SEWER USAGE =

19. WATER SEWER AND ELECTRIC ARE TO BE PROVIDED BY THE CITY OF MILFORD. NATURAL GAS IS TO BE PROVIDED BY CHESAPEAKE UTILITIES.

20. THERE ARE NO SOURCEWATER PROTECTION AREAS LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY.

21. WETLANDS STATEMENT: WETLANDS AND WETLAND BUFFERS ARE NOT BEING IMPACTED. THERE ARE NO WETLANDS PRESENT ON THE PROPERTY. HOWEVER, NON-TIDAL WETLANDS EXIST ON ADJACENT LANDS.

CONCEPT DESIGN PLANS - NOT FOR CONSTRUCTION

EA Engineering, Science, and Technology, Inc., PBC
11200 Racetrack Road, Unit A101
Ocean Pines, Maryland 21811
(410) 641-5341
www.eaest.com

PROJECT NUMBER:	DESIGNED BY:	DRAWN BY:	FIGURE:	0 15 30 60 GRAPHIC SCALE IN FEET
6387801	JAP/SCL	JAP	C-1	
DATE:	CHECKED BY:	PROJECT MANAGER:	SHEET NUMBER:	
10-12-2022	DQK	SCL	1	FULL SIZE PLOT: 24" x 36"

NAPA VALLEY INVESTMENTS
GREATER MILFORD BUSINESS COMPLEX
FLEX USE STORAGE BUILDINGS
MILFORD, DELAWARE

CONCEPT LAYOUT 1A

FILE PATH: \\DCEAINFINES\PROJECT\DOCS\6387801 - NAPA VALLEY FLEX USE BUILDINGS\DRAWINGS\CAD\PRODUCTION\FIGURES\6387801 - CONCEPT LAYOUT 1A-SCL.DWG [CONCEPT LAYOUT 1] LEMASTERS, STEVEN 10/27/2022 12:25 PM