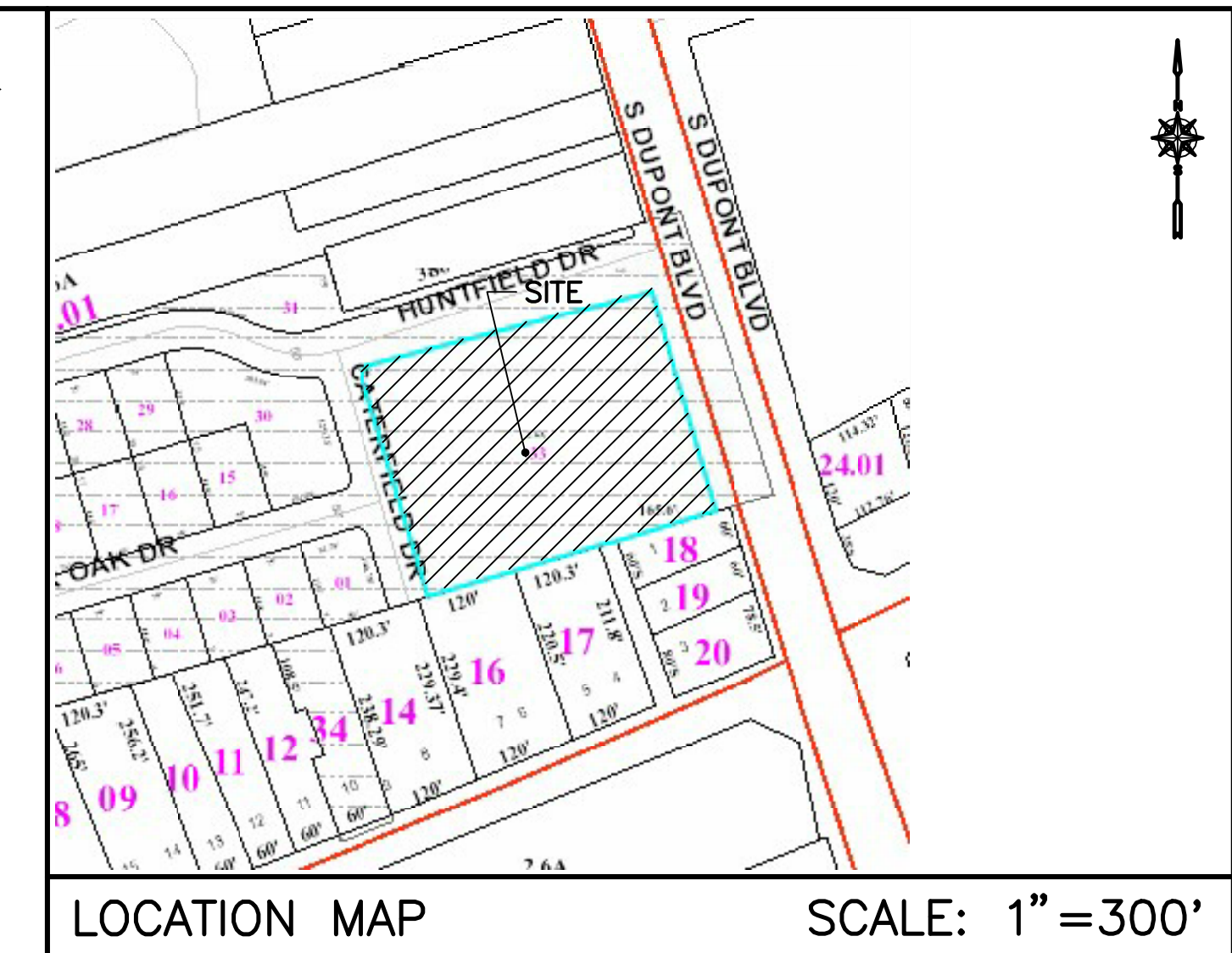


SHEET INDEX	
COVER SHEET	SHEET 1
SITE PLAN	SHEET 2
LIGHTING PLAN	SHEET 3/4
LANDSCAPE PLAN	SHEET 5

LEGEND:	
EXISTING BOUNDARY	
EXISTING SWM AREA	
EXISTING SANITARY SEWER	
EXISTING CLEAN OUT	
EXISTING STORM SEWER	
EXISTING WATERLINE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING UTILITY POLE	
EXISTING UNDERGROUND ELECTRIC	
EXISTING GAS LINE	
EXISTING GAS VALVE	
EXISTING CURBLINE	
PROPOSED CURBLINE	
EXISTING SIDEWALK	
PROPOSED SIDEWALK	
PROPOSED CROSSWALK	

SITE COVERAGE			
EXISTING			
BUILDINGS	0 SQ. FT.	= 0.00 ACRES	(0%)
PAVING/CONCRETE	0 SQ. FT.	= 0.00 ACRES	(0%)
OPEN SPACE	50,907.6 SQ. FT.	= 1.17± ACRES	(100%)
TOTAL AREA	114,618.5 SQ. FT.	= 2.63± ACRES	(100%)
PROPOSED			
BUILDINGS	11,250.0 SQ. FT.	= 0.26± ACRES	(22.22%)
PAVING/CONCRETE	18,371.0 SQ. FT.	= 0.42± ACRES	(35.90%)
OPEN SPACE	21,286.6 SQ. FT.	= 0.49± ACRES	(41.88%)
TOTAL AREA	114,618.5 SQ. FT.	= 2.63± ACRES	(100%)

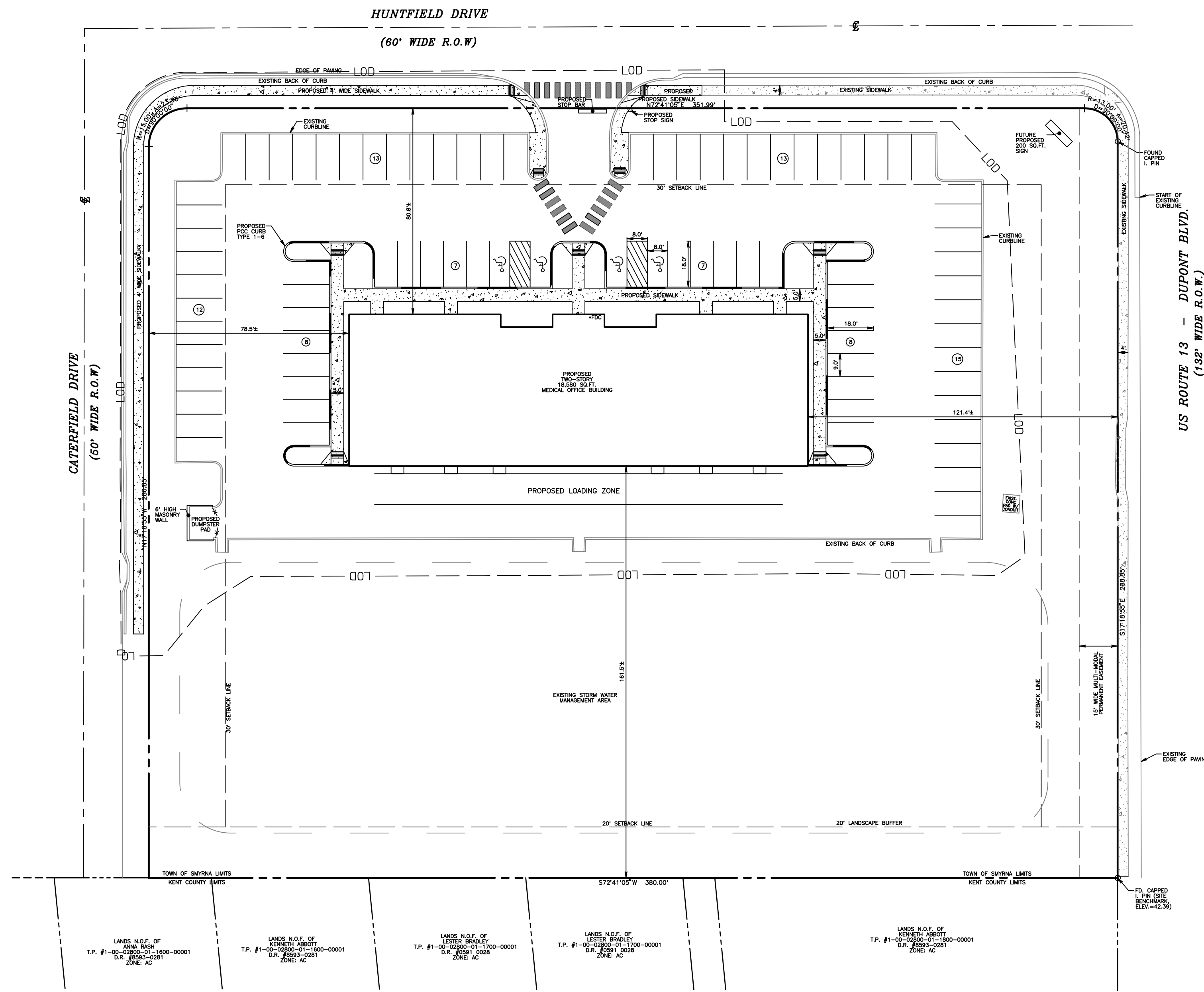
- SITE DATA CONTINUED:
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
 - FIRE NOTE
ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.
 - LOCK BOX
LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
 - AUTOMATIC SPRINKLERS
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
 - WATER FLOW TEST
PER FLOW TEST, PERFORMED BY THE TOWN OF SMYRNA, DATED MAY 9, 2019, FIRE HYDRANT AT HUNTFIELD DRIVE AND ROUTE 13, HAS A FLOW TEST RATING OF 500-999 GPM.
 - FDC/STANDPIPE CONNECTIONS
EXISTING FIRE HYDRANT IS LOCATED WITHIN THE REQUIRED 300' TRAVEL ROUTE DISTANCE TO BUILDINGS PROPOSED FIRE DEPARTMENT CONNECTION.
 - STANDPIPE/SPRINKLER CONNECTIONS
NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS (SUCH AS PARKING) SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
 - BUILDING TYPE
BUILDING TYPE - VB
 - PROPOSED BUILDING
2-STORY MEDICAL OFFICE BUILDING
18,580± SQ.FT.
 - BUILDING HEIGHT
PERMITTED = 45' (3 STORIES)
PROPOSED = 40± (2-STORY)
 - PARKING CALCULATIONS
REQUIRED
4 SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA
PROVIDED
(18,580 SQ.FT./1,000) X 4 = 74 SPACES
HANDICAPPED PARKING PROVIDED
4 SPACES
 - LOADING ZONE
TOWN OF SMYRNA ZONING ORDINANCE SECTION 6.1B(1) - OFF-STREET
LOADING REQUIREMENTS (F) PHYSICIANS' OFFICES: ONE (1) OFF-STREET
LOADING SPACE FOR 10,000 SQ.FT. TO 25,000 SQ.FT. AND ONE (1)
ADDITIONAL LOADING SPACE FOR EVERY ADDITIONAL 25,000 SQ.FT.
OR FRACTION THEREOF.
LOADING SPACES REQUIRED (18,580 SQ.FT. GFA) - 1
LOADING SPACES PROVIDED - 1 (12' WIDE X 160' LENGTH)
 - LANDSCAPING NOTE
A) SMYRNA TOWN CODE APPENDIX B - SUBDIVISION & LAND DEVELOPMENT 5.17(D)
REQUIRES 1 TREE PER 3,000 SQ. FT. OF LOT AREA (AT LEAST 2" IN CALIPER).
TREES REQUIRED - 114,618.5 SQ. FT./3,000 = 38
TREES PROVIDED - (FILL IN AT LEAST 38)
B) SMYRNA TOWN CODE APPENDIX A - ZONING 5.10G(6) REQUIRES A 20'-WIDE PLANTED
BUFFER ALONG ALL PROPERTY LINES IN THE HC - HIGHWAY COMMERCIAL DISTRICT
WHERE THEY ADJUT A RESIDENTIAL DISTRICT.



SITE DATA:	
1.) TAX PARCEL NUMBER	DC-17-028.02-01-33.00
2.) ZONING	H-C (HIGHWAY COMMERCIAL)
FRONT YARD SETBACK	30'
REAR YARD SETBACK	30'
SIDE YARD SETBACKS	20' WHEN ADJOINING RESIDENTIAL DISTRICT (20' SHALL BE PROVIDED AND SHALL BE PLANTED)
3.) DATUM	STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM	NAVD 88 (GPS)
4.) BENCHMARK	FOUND CAPPED I. PIN, ELEV.=42.39
5.) SOURCE OF TITLE	DEED BOOK-9225 PAGE-0101 - PLAT BOOK 110 PAGE 88
6.) SUPERCEDEURE NOTE	THIS PLAN SUPERCEDES, IN PART, THE SITE PLAN FOR B.T.L. PLAZA IN PLOT BOOK 110 PAGE 88, DATED SEPTEMBER 3, 2010 IN THE KENT COUNTY RECORDER OF DEEDS. EXISTING CURBLINE, EXISTING ENTRANCE, STORMWATER MANAGEMENT AND UTILITIES TO PADSITE PREVIOUSLY CONSTRUCTED.
7.) TOPOGRAPHY SOURCE	FIELD GENERATED BY CLIFTON L. BAKHSH JR., INC. LAST UPDATED ON MAY 13, 2019.
8.) TOTAL SITE ACREAGE	2.63± ACRES (114,618 SQ.FT)
9.) OWNER/APPLICANT	SMYRNA SMILES, LLC C/O ROSARIO VALLEJO 2444 PULASKI HWY - SUITE 200 NEWARK, DE 19702
10.) SITE ADDRESS	51 HUNTFIELD DRIVE SMYRNA, DE 19977
11.) WATER SUPPLY	TOWN OF SMYRNA
12.) SANITARY SEWER	TOWN OF SMYRNA
13.) STORM DRAINAGE	TOWN OF SMYRNA
14.) ELECTRIC	TOWN OF SMYRNA
15.) PUBLIC UTILITIES	ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE SUBDIVISION AND LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF UTILITY OR OTHER COMPANY SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWN OF SMYRNA THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
16.) FLOOD PLAN	ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 10003C0064J, DATED JULY 7, 2014, THE EXISTING SITE IS LOCATED OUTSIDE THE FLOOD PLAN.
17.) DEBRIS DISPOSAL	NO DEBRIS SHALL BE BURIED ON THE SITE.
18.) WETLANDS	THERE ARE NO WETLANDS EXISTING ON SITE PER NATIONAL INVENTORY MAPS.
19.) WATER AND SEWER CONNECTIONS	WATER AND SANITARY SEWER CONNECTIONS TO THE PROPOSED BUILDING WILL BE SHOWN ON THE LINES AND GRADES PLAN.
20.) PURPOSE OF PLAN	THE PURPOSE OF THIS PLAN IS TO CONSTRUCT 18,580 SQ.FT. MEDICAL OFFICES WITH PARKING AND ASSOCIATED IMPROVEMENTS.
21.) LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE TO BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITIES. (L.O.D. AREA = 1.55± ACRES)
22.) SIDEWALK	THE DEVELOPER SHALL CONSTRUCT CONCRETE SIDEWALKS TYING INTO EXISTING SIDEWALK; ON HUNTFIELD DRIVE AND AROUND TO CATERFIELD DRIVE AS SHOWN ON PLAN.
23.) FACILITIES	ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
24.) CONSTRUCTION AND MATERIALS	ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF SMYRNA "MANUAL OF CONSTRUCTION SPECIFICATIONS AND DETAILS FOR ROADS AND UTILITIES."
25.) UTILITY INSTALLATION	DURING UTILITY INSTALLATION, THE CONTRACTOR SHALL INSTALL TRACER WIRE IN ACCORDANCE WITH THE TOWN OF SMYRNA "MANUAL OF CONSTRUCTION SPECIFICATIONS AND DETAILS FOR ROADS AND UTILITIES."
26.) SIGNAGE	FUTURE PERMIT SUBMISSION
27.) OUTDOOR LIGHTING	LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM AT GRADE)

GENERAL NOTES:

- IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A SIX-FOOT STRIP IS HEREBY
RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT, AROUND THE ENTIRE
PERIMETER OF EACH LOT.
- ALL PROPOSED RIGHT-OF-WAYS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO
PUBLIC USE. ALL RIGHT-OF-WAYS SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS
IMMEDIATELY UPON RECORDATION, REGARDLESS OF STATUS OF DEDICATION TO THE
TOWN.
- OWNERS AND/OR DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT
AND STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG-TERM
MAINTENANCE OF STORMWATER CONTROLS UNTIL ALL LOTS HAVE BEEN SOLD.
- GROUND CONTROL SURVEY BY CLIFTON L. BAKHSH, JR., INC. OF MIDDLETOWN, DELAWARE.
VERTICAL CONTROLS ARE REFERENCED, AND BENCHMARKS AS NOTED ON PLANS.
- ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST SIX INCHES OF
TOPSOIL UPON COMPLETION OF GRADING AND CONSTRUCTION OF INDIVIDUAL LOTS
AND OPEN SPACE AREAS. ALL SUCH AREA SHALL BE SEEDED, SODDED OR OTHERWISE
LANDSCAPED.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION/DEMOLITION
DEBRIS, INCLUDING TREES AND STUMPS IN A CONSTRUCTION SITE. ANY SOLID WASTE
FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED OFF-SITE
AT AN APPROVED LAND FILL.



CERTIFICATION OF PLAN ACCURACY

I, MATTHEW R. BRICKLEY, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWN OF SMYRNA REGULATIONS.

MATTHEW R. BRICKLEY
June 24, 2020
DATE

CERTIFICATION OF OWNERSHIP

I, ROSARIO VALLEJO, HEREBY CERTIFY THAT SMYRNA SMILES LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE APPROVED PURSUANT TO THE RESIDENTIAL SUBDIVISION PLAN, PLOT BOOK 81, PAGE 26, IN ACCORDANCE WITH THE REGULATIONS OF THE KENT COUNTY REGULATIONS. ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT, SHALL BE PURSUANT TO THE APPROVED PLAN AND RESPONSIBLE PERSONS INVOLVED WILL HAVE A CERTIFICATE OF TRAINING FROM DNREC, DNREC AND KENT COUNTY PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

ROSARIO VALLEJO
June 24, 2020
DATE

TOWN ENGINEER CERTIFICATION

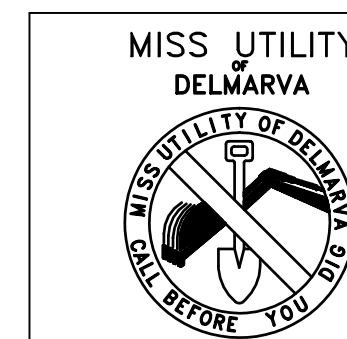
THE FINAL MAJOR SITE PLAN CONFORMS TO THE APPLICABLE TOWN ZONING ORDINANCES.

TOWN ENGINEER _____ DATE _____

TOWN MANAGER CERTIFICATION

THE FINAL MAJOR SITE PLAN CONFORMS TO THE APPLICABLE TOWN ZONING ORDINANCES.

TOWN MANAGER _____ DATE _____



CALL 3 DAYS BEFORE YOU DIG
1-800-282-8555 (In Del.)
PROTECT YOURSELF

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION IS TRUE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY ANY WORK DONE IN ACCORDANCE WITH THIS PLAN. THE SURVEYOR FURTHER NOTES THAT THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE LOCATION AND THEREFORE CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE UNDERGROUND UTILITIES.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SHEET. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND ALL NECESSARY PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Revision	Date
1.) REVISED PER COMMENTS	03/25/2020
2.) REVISED PER TOWN OF SMYRNA	06/18/2020

COVER SHEET
FOR LANDS OF
**HUNTFIELD COMMERCIAL
MAJOR SITE PLAN**
PREPARED FOR
BLACKSTONE BUILDING GROUP, LLC.
DUCK CREEK HUNDRED
KENT COUNTY DELAWARE

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors & Planners
4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009

Date : January 7, 2020 Drawn By : F.R.Perno
Scale : 1" = 30' Checked By :
Job No. : MJ - 23095

GRAPHIC SCALE 1" = 30'
30' 15' 0' 30' 60'

Sheet No. 1 of 4