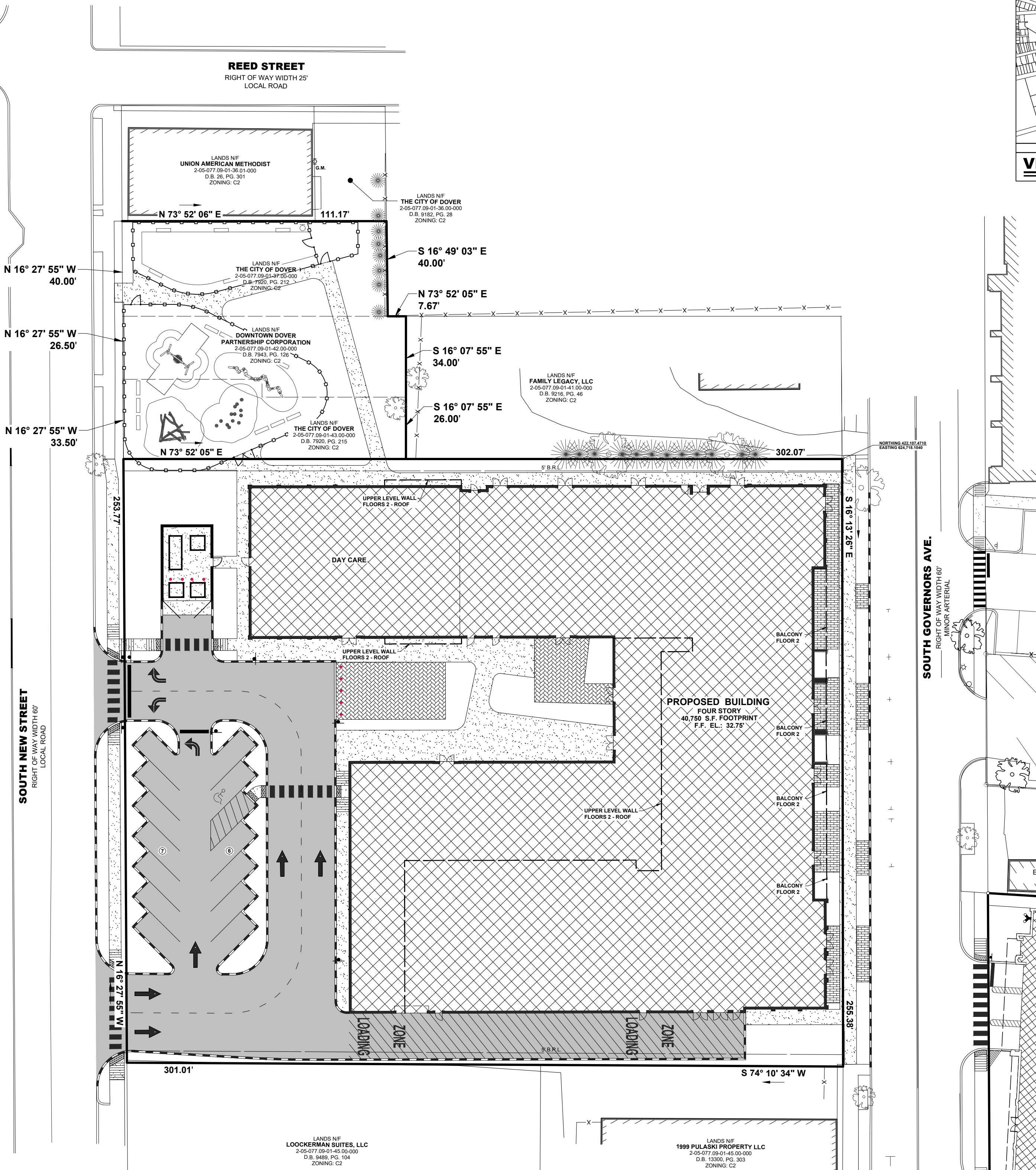
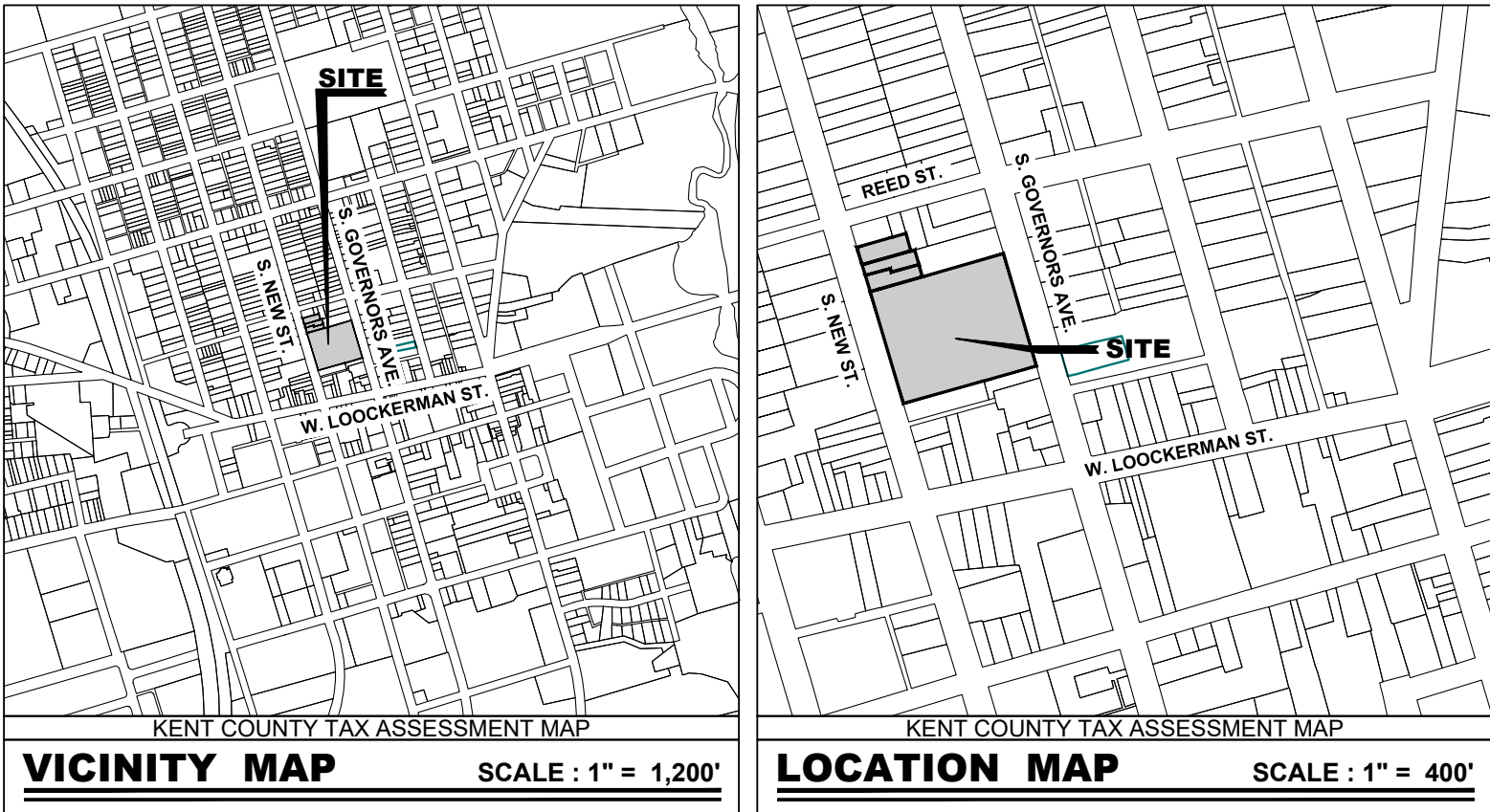


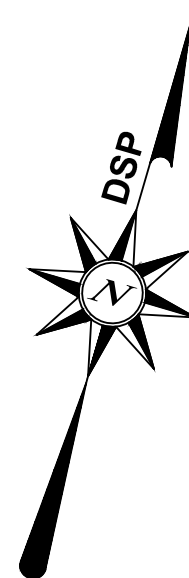
NOTE:
PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.

LEGEND			
ITEM	EXISTING	PROPOSED	
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER MANHOLE (S.S.M.H.)
INDIVIDUAL TREE OR BUSH		N/A	SANITARY SEWER CLEANOUT (C.O.)
WIRE FENCE			WATER MAIN & SIZE
CHAINLINK FENCE			FIRE HYDRANT (F.H.)
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP, RCP, HDPE)
WETLAND BOUNDARY LINE		N/A	CATCH BASIN (C.B.)
CONTOUR			UTILITY POLE W/ OVERHEAD SERVICE (T.E.)
ELEVATION SPOT SHOT			UNDERGROUND ELECTRIC (U.E.)
BENCH MARK			— U.T. —
PROPERTY OR RIGHT-OF-WAY LINE		N/A	— EX. 2" G —
CENTERLINE			
LIGHT POLE			



1. OWNER OF RECORD:	DOWNTOWN DOVER DEVELOPMENT CORPORATION 101 W LOCKERMAN ST, SUITE 2B DOVER, DE, 19004 (302) 678-2940 - EMAIL: diane@downtowndoverpartnership.com		
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DE, 19004 (302) 734-7950 - EMAIL: mherny@beckermorgan.com		
3. PROPERTY MAP NUMBERS: (ADDITIONAL PROJECT PARCELS)	2-05-07709-01-4400-00001 2-05-07709-01-4300-00001 2-05-07709-01-4200-00001 2-05-07709-01-3700-00001		
4. PROPERTY ADDRESS: (ADDITIONAL PROJECT PARCELS)	PARCEL 44.00 120 S. GOVERNORS AVE. DOVER, DE 19004 PARCEL 43.00 115 S. NEW ST. DOVER, DE 19004 PARCEL 42.00 111 S. NEW ST. DOVER, DE 19004 PARCEL 37.00 105 S. NEW ST. DOVER, DE 19004		
5. PROPERTY LOCATION:	LATITUDE N39° 09' 32.28" - NAD83 (2011) LONGITUDE W75° 31' 39.25" - NAD83 (2011)		
6. ZONING CLASSIFICATION:	EXISTING: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT PROPOSED: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT		
7. DEED REFERENCE : (ADDITIONAL PROJECT PARCELS)	DEED BOOK D 4620/342 (PARCEL 44.00) DEED BOOK D 7920/215 (PARCEL 43.00) DEED BOOK D 7943/126 (PARCEL 42.00) DEED BOOK D 7920/212 (PARCEL 37.00)		
8. PRESENT USE: PROPOSED USE:	PARKING LOT (FORMERLY PARKING LOT, RETAIL, DAYCARE) RETAIL, DAYCARE, RESIDENTIAL APARTMENTS		
9. PROPERTY AREA:	PARCEL 44.00	76,762 S.F. (1.7622 ACRES)	
10. PROJECT AREA: (ADDITIONAL PROJECT PARCELS)	PARCEL 44.00 PARCEL 43.00 PARCEL 42.00 PARCEL 37.00	76,762 S.F. (1.7622 ACRES) 3,562 S.F. (0.0818 ACRES) 3,653 S.F. (0.0838 ACRES) 2,330 S.F. (0.0535 ACRES)	
	PROJECT AREA TOTAL:		86,307 S.F. (1.9813 ACRES)
11. IMPERVIOUS (LOT) COVERAGE:	MAXIMUM ALLOWED: 100% EXISTING: 74,661 S.F. PROPOSED: 69,402 S.F. = 78.6%		
12. BULK STANDARDS:	C-2 - CENTRAL COMMERCIAL LOT AREA (MIN.): N/A 1,7622 AC (PARCEL 44) LOT WIDTH (MIN.): N/A 255.38 FT. LOT DEPTH (MIN.): 70 FT. 302.07 FT. FRONT SETBACK: 0 FT. 6.16 (GOVERNORS), 52.27 (NEW) SIDE SETBACK: 0 FT. 10.9 (N) - 21.7 (S) REAR SETBACK: 5 FT. N/A SIDE/REAR ADJ. RESIDENTIAL: 15 FT. N/A		
13. BUILDINGS:	EXISTING: 0 S.F. PROPOSED: 40,735 S.F. (1ST FLOOR) 32,857 S.F. (2ND FLOOR) 32,857 S.F. (3RD FLOOR) 32,857 S.F. (4TH FLOOR)		
	TOTAL S.F. AT COMPLETION:		139,308 S.F.
	HEIGHT: 125 FT. (MAX.) 54'-3"		
	STORIES: 10 (MAX.) 4		
	FLOOR AREA RATIO: 5.0 (MAX.)		1.81
	NFPA CONSTRUCTION TYPE:		TYPE II
14. UTILITIES:	DWELLING UNITS 120 WATER: CITY OF DOVER SEWER: CITY OF DOVER GAS: CHESAPEAKE UTILITIES ELECTRIC: CITY OF DOVER		
15. PARKING CALCULATIONS:	C-2 ZONING (NO REQUIREMENT) REQUIRED: 0 PROVIDED: 13 (SEE PARKING STATEMENT) HANDICAPPED PARKING REQUIRED: 1 HANDICAPPED PARKING PROVIDED: 1 BICYCLE PARKING REQUIRED: 1 BICYCLE PARKING PROVIDED: 20 TOTAL PROVIDED: 40 20 EXTERNAL, 20 INTERNAL (BIKE STORAGE ROOM)		
16. LOADING CALCULATIONS:	LOADING BERTHS REQUIRED: 2 LOADING BERTHS PROVIDED: 2		
17. DUMPSTER CALCULATIONS:	DUMPSTERS REQUIRED: 7 DUMPSTERS PROVIDED: 2 2 EXTERNAL, 7 INTERNAL (TRASH ROOMS)		
18. TREE PRESERVATION:	EX. WOODLAND AREA: 0 S.F. WOODLANDS TO BE CLEARED: 0 S.F. (0%) TOTAL WOODLANDS REMAINING: 0 S.F. (0%) TOTAL NON-WOODLAND PROJECT AREA: 86,307 S.F. 86,307 S.F. / 3,000 S.F. / TREE = 28.8 = 29 EXISTING TREES TO BE RETAINED: 7 PROPOSED TREES: 28 TOTAL TREES: 35		
19. SIGNAGE:	FUTURE PERMIT SUBMISSION		
20. OUTDOOR LIGHTING:	LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM) AT GRADE		
21. SURVEY DATUM:	NGS MONUMENT: VERTICAL: NAVD88 HORIZONTAL: NAD 83 (2011 DSP)		
22. MONUMENTATION:	3 FOUND / 0 SET		
23. SOILS ON SITE:	HKB - HAMBOURK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES (ENTIRE SITE)		
24. WETLAND AREA:	0.00 ACRES		





PROJECT TITLE

**DOWNTOWN
DOVER
DEVELOPMENT
CORPORATION
'THE GOVERNOR'**

120 S. GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**EXISTING
CONDITIONS AND
DEMOLITION PLAN**



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-101

PROJECT NO.: 2025041.00

DATE: 8-1-25

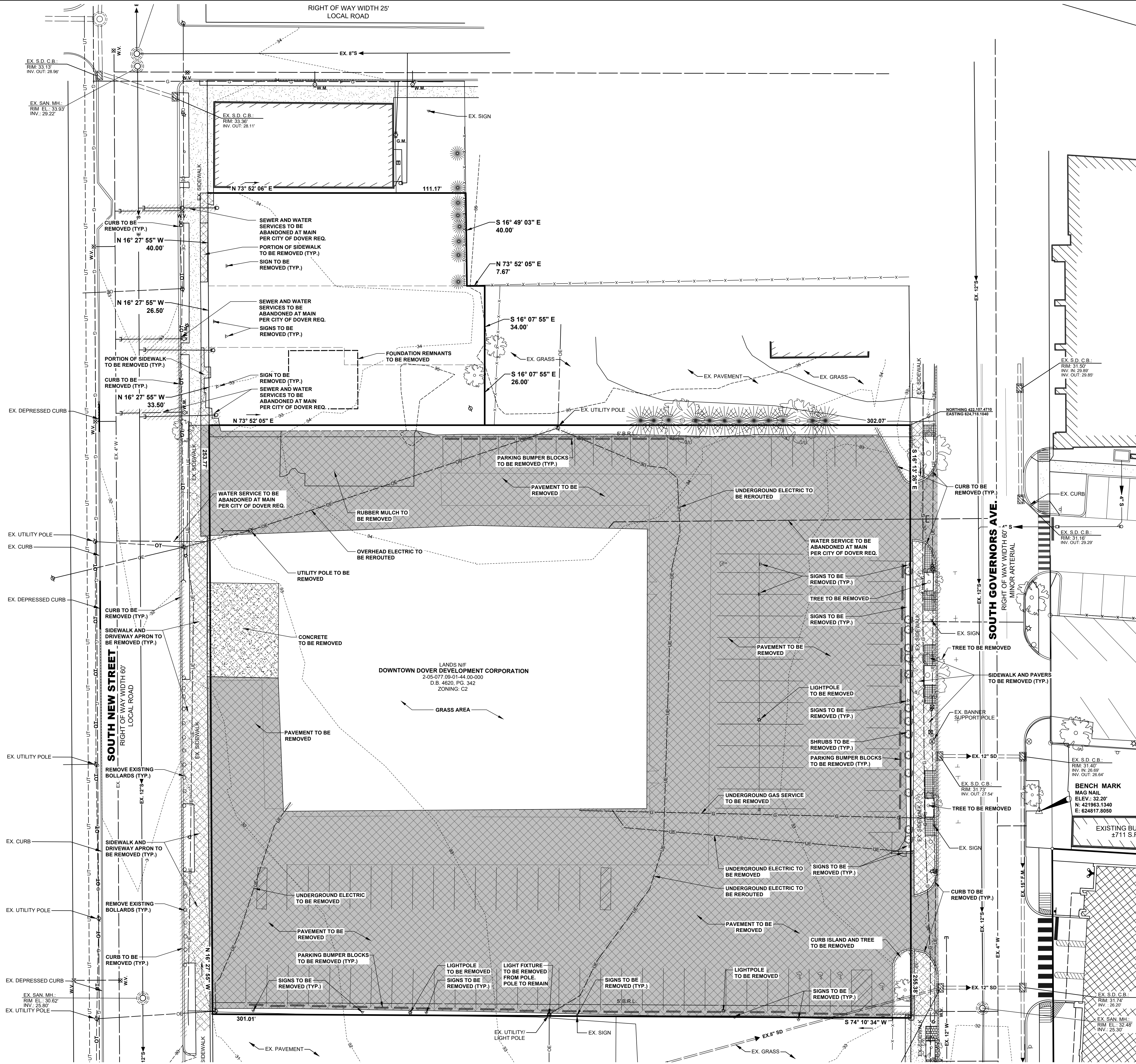
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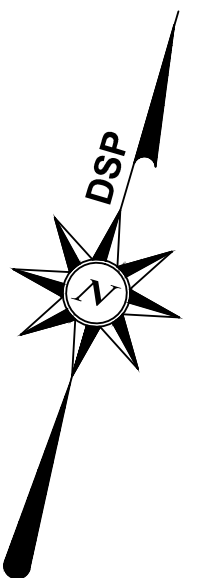
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SHEET

C-101

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PROJECT TITLE

**DOWNTOWN
DOVER
DEVELOPMENT
CORPORATION
'THE GOVERNOR'**

120 S. GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

SITE PLAN



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-201

PROJECT NO.: 2025041.00

DATE: 8-1-25

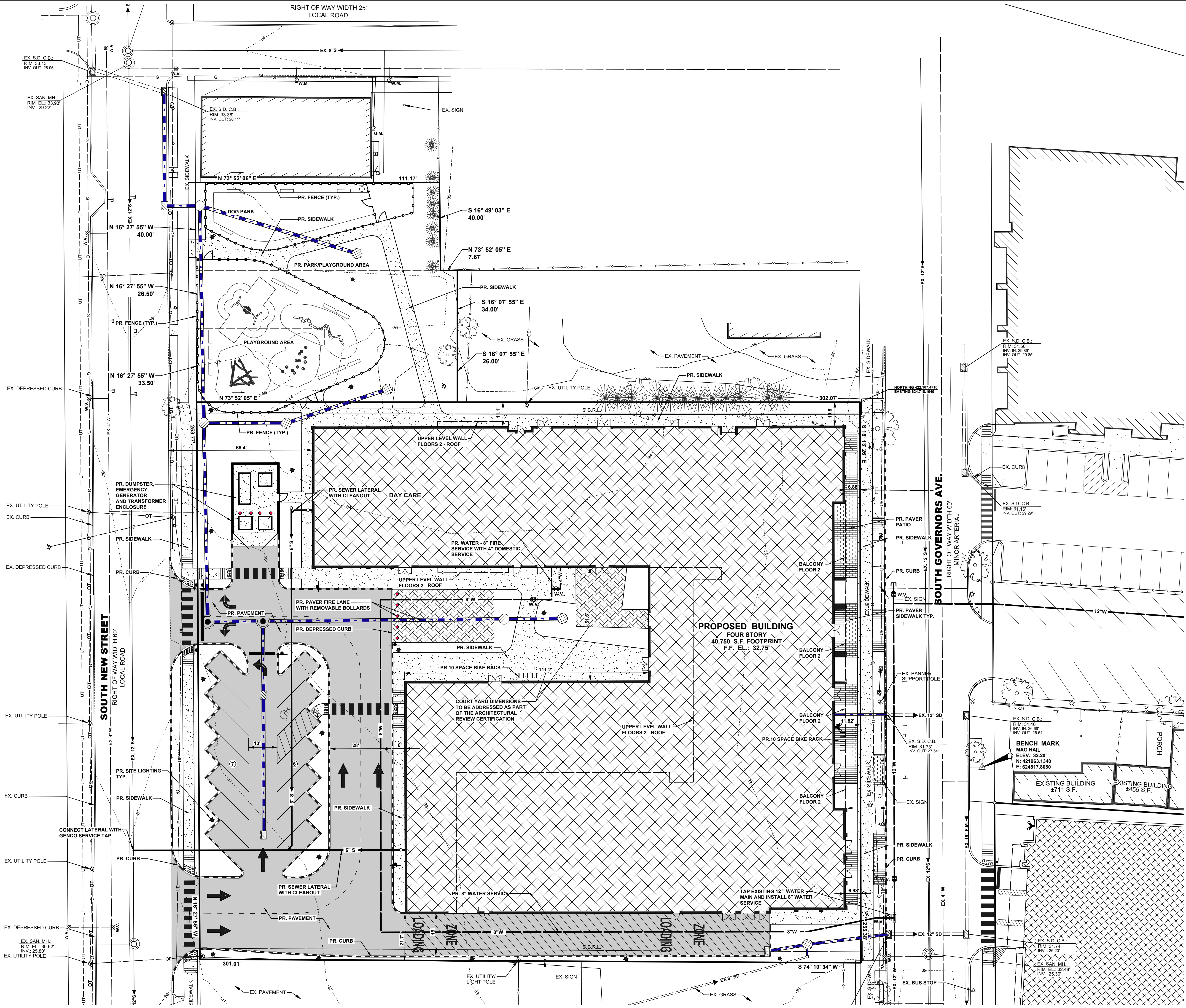
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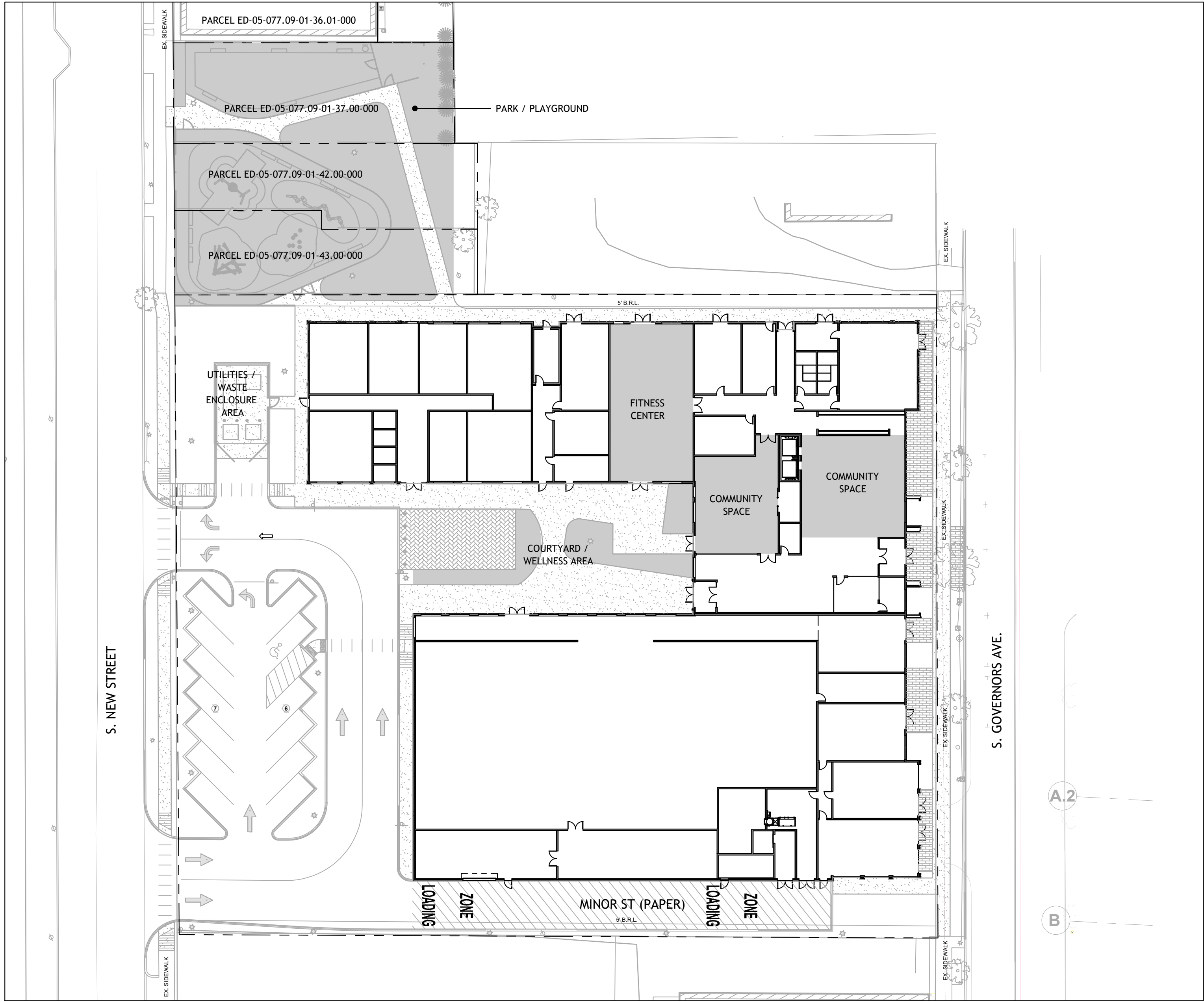
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SHEET

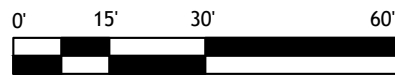
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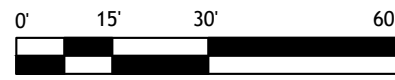
1 1ST FLOOR SITE PLAN
SCALE: 1" = 30'-0"



120 SOUTH GOVERNORS AVENUE						
ACTIVE RECREATION TABULATIONS (SQUARE FEET)						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	PERCENTAGE	TOTAL (SF)
COURTYARD/WELLNESS AREA	5,729	-	-	-	19.7%	5,729
FITNESS CENTER	2,054	-	-	-	7.1%	2,054
COMMUNITY SPACE	2,995	-	-	-	10.3%	2,995
PARK	11,090	-	-	-	38.1%	11,090
ROOFTOP COURTYARD	-	7,225	-	-	24.8%	7,225
TOTAL ACTIVE RECREATION SQUARE FOOTAGE REQUIRED (75 SF PER UNIT - TOTAL UNITS = 120)						9,000
TOTAL ACTIVE RECREATION SQUARE FOOTAGE PROVIDED						29,093



2 SECOND FLOOR PLAN
SCALE: 1" = 30'-0"



ARCHITECTURE
ENGINEERING

Delaware

Dover

302.734.7950

Newark

302.369.3700

Maryland

Salisbury

410.546.9100

North Carolina

Charlotte

980.270.9100

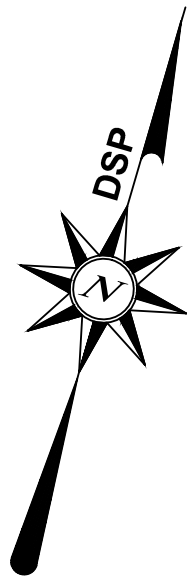
Raleigh

919.243.1332

Wilmington

910.341.7600

www.beckermorgan.com



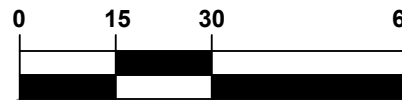
PROJECT TITLE

**DOWNTOWN
DOVER
DEVELOPMENT
CORPORATION
'THE GOVERNOR'**

120 S. GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**ACTIVE
RECREATION PLAN**



SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: Rec Plan

PROJECT NO.: 2025041.00

DATE: 8-1-25

SCALE: 1" = 30'

DRAWN BY: CS PROJ. MGR.: M.J.H.

SHEET

C-202

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PROJECT TEAM

OWNER OF RECORD:
DOWNTOWN DOVER DEVELOPMENT
CORPORATION
101 W LOOCKERMAN STREET
SUITE 2B
DOVER, DE, 19904

DEVELOPER:
MOSAIC DEVELOPMENT PARTNERS JV
3002 CECIL B. MOORE AVENUE
SUITE 202
PHILADELPHIA, PA 19121
215-921-8107

LANDSCAPE ARCHITECT:
STUDIO SUSTENA
4537 WAYNE AVENUE
SUITE 201
PHILADELPHIA, PA 19144
215-247-8784 | STUDIO-SUSTENA.COM

ARCHITECT:
CORE STATES GROUP
1315 WALNUT STREET
SUITE 600
PHILADELPHIA, PA 19107
215-609-4609

CIVIL ENGINEER:
BECKER MORGAN GROUP, INC.
309 S. GOVERNORS AVENUE
DOVER, DE 19904
302-734-7950

120 S GOVERNORS AVE
DOVER, DE 19904

SEAL:

ISSUE BLOCK:

CHECKED BY: LM

DRAWN BY: XW/LM

SCALE:	AS NOTED
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SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

Z-100

