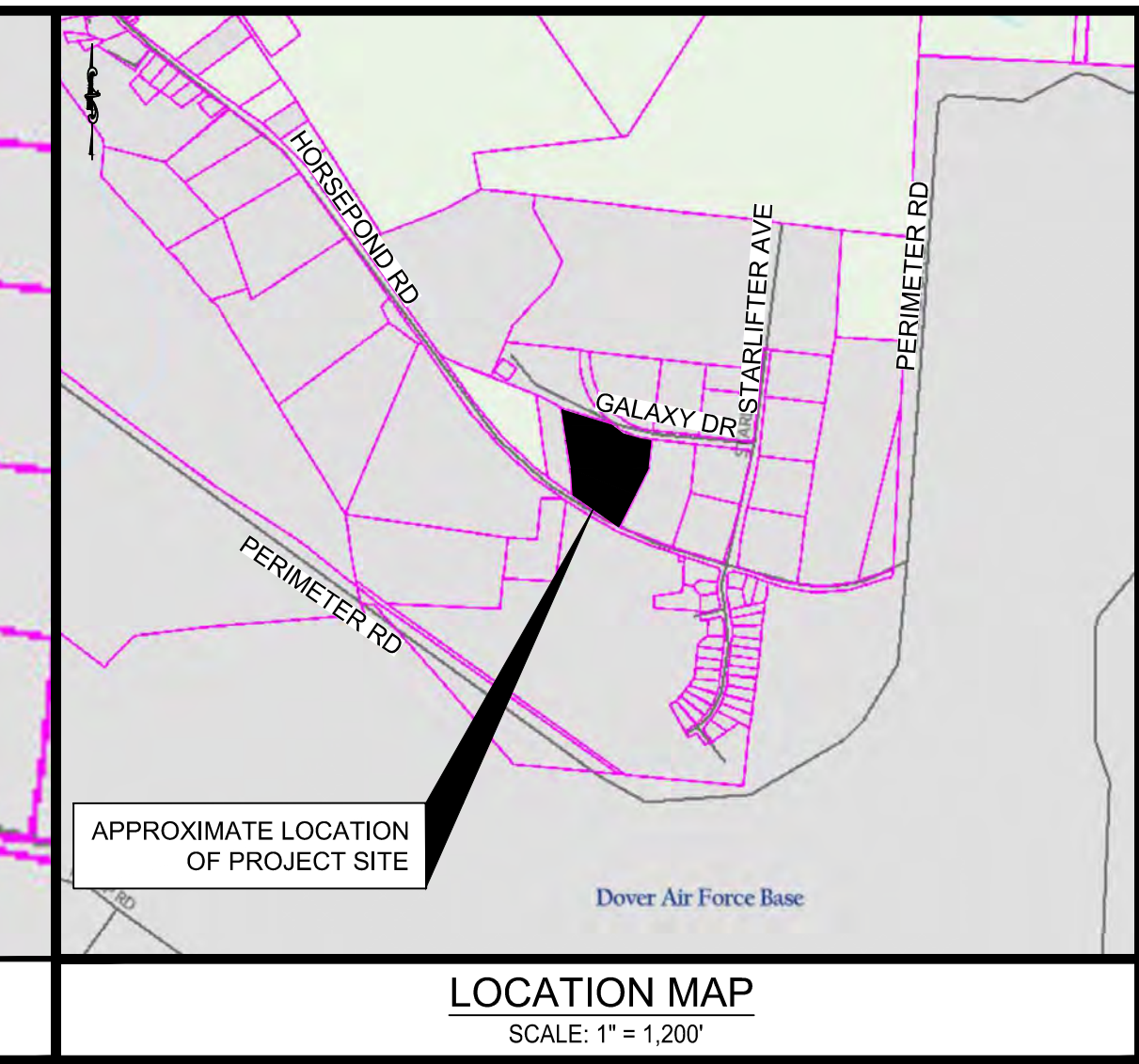
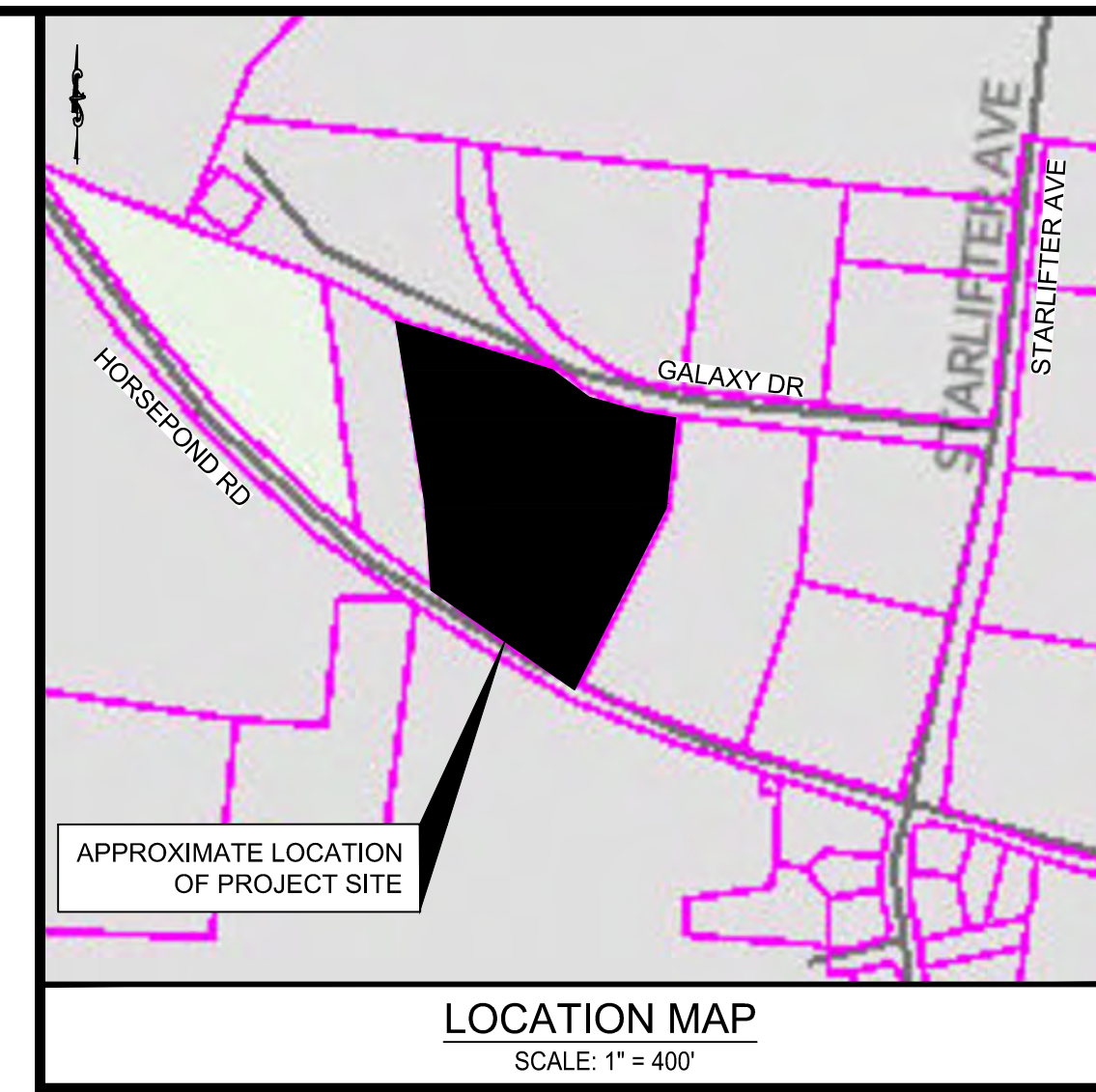


PRELIMINARY SITE PLAN
FOR
118 GALAXY DRIVE
CITY OF DOVER
EAST DOVER HUNDERED
KENT COUNTY, DELAWARE

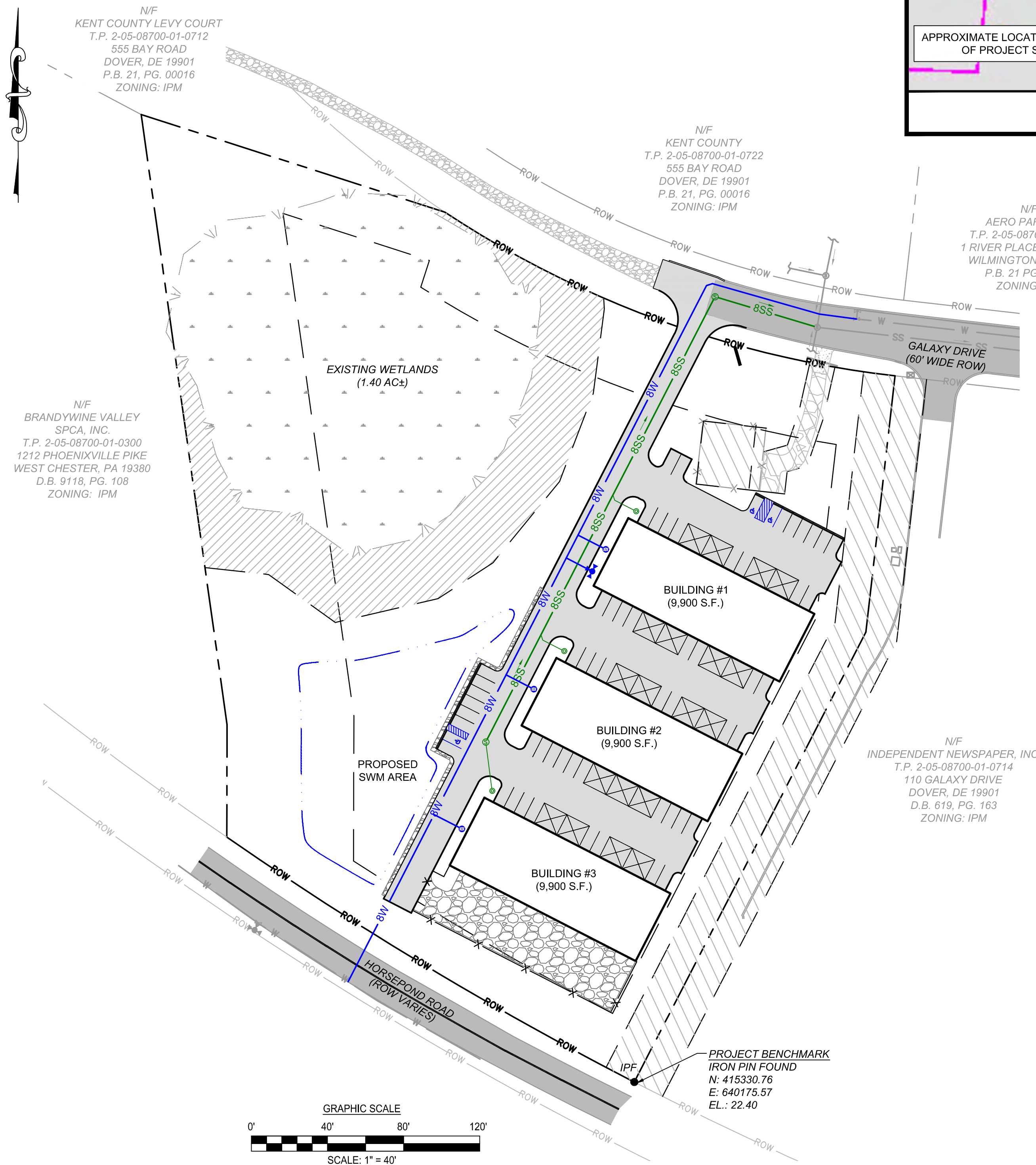
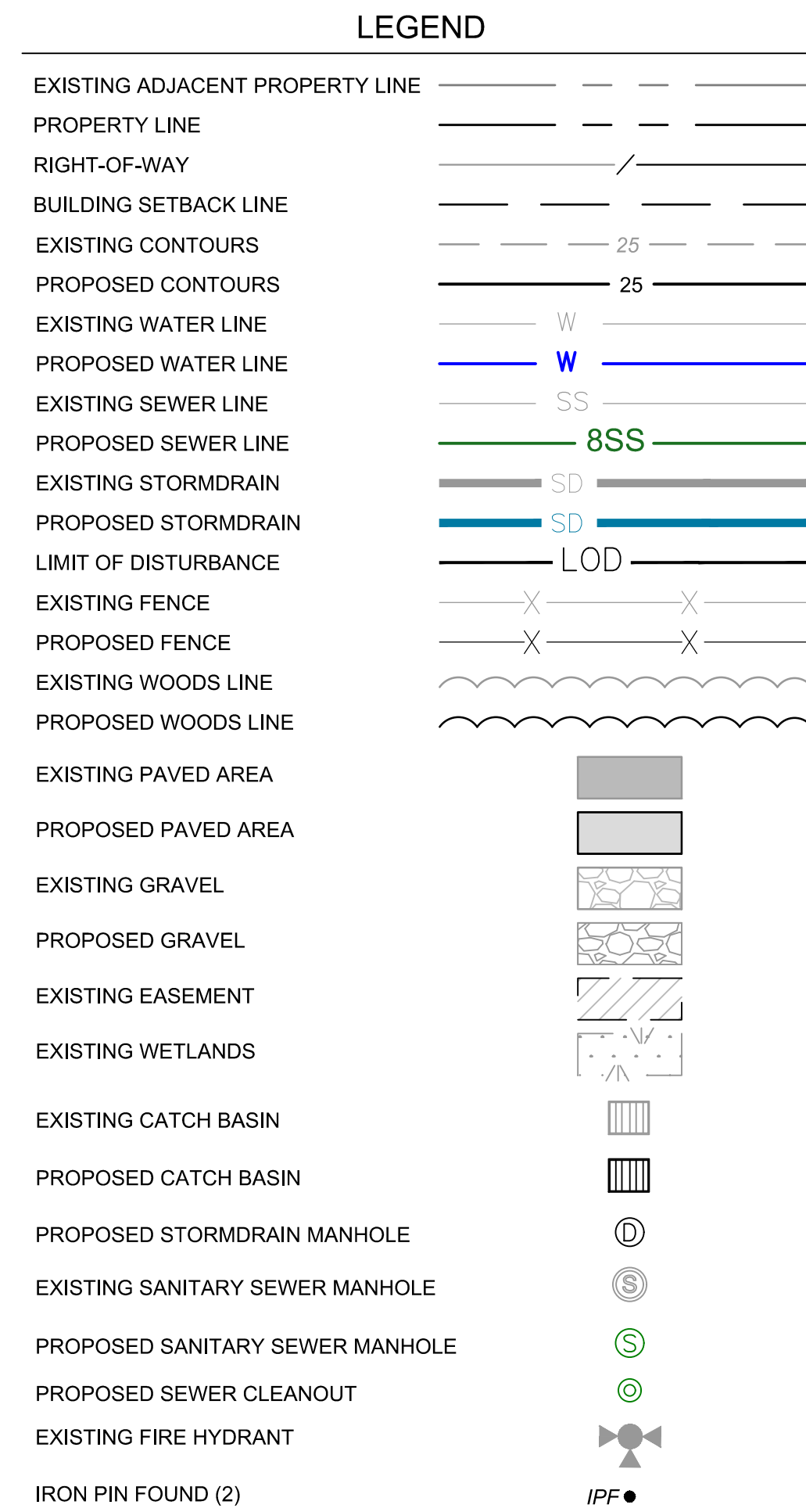


PURPOSE:
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT THREE (3) STORAGE WAREHOUSES (TOTAL GFA = 29,700 S.F.), ACCESSWAYS, PARKING AREAS, UTILITIES, AND STORMWATER MANAGEMENT FOR TAX PARCEL 2-05-087.00-01-07.13-00001.

SITE DATA:

1. OWNER/
APPLICANT: RAH REALTY, LLC
4389 DUPONT PARKWAY
TOWNSEND, DE 19734
CONTACT: RICK HESS
PHONE: (302) 293-9352
EMAIL: RICK.HESS@TRISTATEUG.COM
2. ENGINEER: CIVIL ENGINEERING ASSOCIATES
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
CONTACT: RONALD H. SUTTON, JR.
PHONE: (302) 376-8833
EMAIL: RON@CEA-DE.COM
3. TAX PARCEL #: 2-05-087-00-01-07, 13-00001
4. SITE ADDRESSES: 118 GALAXY DRIVE
DOVER, DE 19901
5. SOURCE OF TITLE: D.B. 13525, P. 166
P.B. 21, P. 16
6. SITE AREA: EXISTING: 280,910.80 S.F. (6.45 AC. ±)
- | | | |
|-----------|-----------------|------------------------------|
| PROPOSED: | TOTAL GFA: | 29,700.00 S.F.± (0.68 AC.±) |
| | STORMWATER: | 17,853.08 S.F.± (0.41 AC.±) |
| | ROAD/PARKING: | 44,303.43 S.F.± (1.02 AC.±) |
| | REMAINING AREA: | 189,054.29 S.F.± (4.34 AC.±) |
| | TOTAL AREA: | 280,910.80 S.F.± (6.45 AC.±) |
7. PRESENT USE: AGRICULTURAL/VACANT
8. PROPOSED USE: STORAGE WAREHOUSES
9. ZONING: IPM - INDUSTRIAL PARK MANUFACTURING
10. SETBACKS:
- | | |
|--------------------------|-------------------|
| | <u>SINGLE</u> |
| MINIMUM LOT AREA: | 60,000 S.F. |
| MINIMUM LOT WIDTH: | 150 FEET |
| MINIMUM LOT DEPTH: | 250 FEET |
| STREET YARD: | 60 FEET |
| SIDE YARD: | 40 FEET |
| REAR YARD: | 40 FEET/100 FEET* |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES/35 FEET |
| FLOOR AREA RATIO: | 0.5 |
- *THE REAR YARD SETBACK SHALL BE 100 FEET WHEN ADJOINING A RESIDENTIAL ZONE.
11. WETLANDS: A WETLAND DELINEATION STUDY WAS CONDUCTED FOR THIS SITE BY WATERSHED ECO. LLC IN JULY 2025. WETLANDS WERE FOUND TO EXIST AND COMPRISE OF 1.40 AC.±. NO WETLANDS EXIST WITHIN THE LOD AREA.
12. FLOODPLAIN: PER F.E.M.A. FIRM MAP 10001C0188J, REVISED JULY 7, 2014, THE ENTIRE PARCEL LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
13. SURVEY
REFERENCE: HORIZONTAL DATUM - NAD83
VERTICAL DATUM - NAVD 88
14. SANITARY
SEWER: CITY OF DOVER
15. DESIGN
FLOW RATE: 0.10 GPD PER SQUARE FOOT
AVERAGE DAILY FLOW: (5)(300 GPD) = 1,500 GPD
PEAK FLOW: (4)(1,500 GPD) = 6,000 GPD
16. WATER
SUPPLY: CITY OF DOVER
17. SURVEY: THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN MARCH 2025.
18. OFF STREET
PARKING: REQUIRED: 1.5 SPACES PER 800 S.F. OF FLOOR AREA

COVER SHEET		DATE:	
FOR LOT 13		MARCH 31, 2026	
KENT COUNTY INDUSTRIAL PARK		DESIGNED BY: RT	APPROVED BY: RHS
118 GALAXY DRIVE EAST DOVER HUNDRED KENT COUNTY, DELAWARE		FILE: P25031-COVER_PRELIM.DWG	
SHEET NO.: T-1			



OWNER'S CERTIFICATION:

I, RICK HESS, CERTIFY THAT RAH REALTY, LLC IS 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 ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.


SIGNATURE

3/31/26
DATE

PROFESSIONAL ENGINEER CERTIFICATION:

I, RONALD D. H. SUTTON, JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

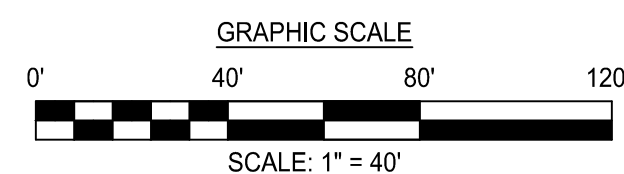


SIGNATURE



DATE

INDEX OF DRAWINGS	
<u>SHEET NUMBER</u>	<u>SHEET TITLE</u>
T-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN
G-1	GRADING PLAN
U-1	UTILITY PLAN
L-1	LANDSCAPE PLAN
LT-1 - LT-2	LIGHTING PLAN
A-1	CONCEPTUAL ARCHITECTURAL ELEVATION



DATE:	
MARCH 31, 2026	
DESIGNED BY:	APPROVED BY:
RT	RHS
FILE:	
P25031-EX.COND_PRELIM.DWG	
SHEET NO.:	
EX-1	

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55 W. MAIN STREET
MIDDLETOWN, DE 19709

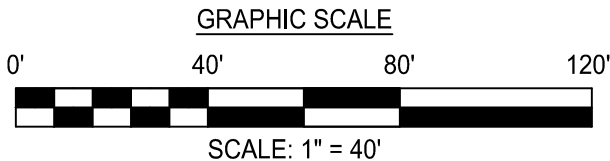
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FAX (302) 376-8834

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SITE PLAN
FOR
LOT 13
KENT COUNTY INDUSTRIAL PARK
118 GALAXY DRIVE
EAST DOVER HUNDRED
KENT COUNTY, DELAWARE

DATE:	
MARCH 31, 2026	
DESIGNED BY: RT	APPROVED BY: RHS
FILE: P25031-SITE_PLAN_PRELIM.DWG	
SHEET NO.: C-1	



PIPE SCHEDULE						
PIPE	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN)	SLOPE (FT/FT)	TYPE
P-A-1	22.50	22.47	22	15	0.0014	ADS-N12 ST
P-A-2	22.47	22.38	62	15	0.0015	ADS-N12 ST
P-A-3	22.38	22.25	96	15	0.0013	ADS-N12 ST
P-A-4	22.25	22.04	153	24	0.0014	ADS-N12 ST
P-A-5	23.42	23.25	54	15	0.0031	ADS-N12 ST
P-A-6	23.77	23.42	111	15	0.0032	ADS-N12 ST
P-A-7	24.96	24.89	22	15	0.0032	ADS-N12 ST
P-A-8	25.10	24.96	43	15	0.0033	ADS-N12 ST
P-A-9	25.45	25.10	111	15	0.0032	ADS-N12 ST
P-A-10	22.04	22.00	25	24	0.0016	ADS-N12 ST
P-A-11	24.49	24.28	67	15	0.0032	ADS-N12 ST
P-A-12	24.84	24.49	111	15	0.0032	ADS-N12 ST

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MIDDLETOWN, DE 19709

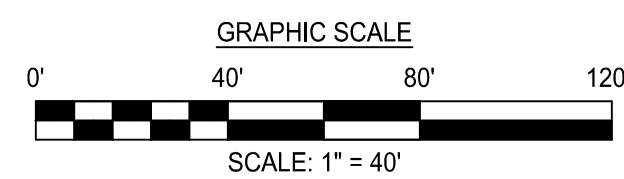
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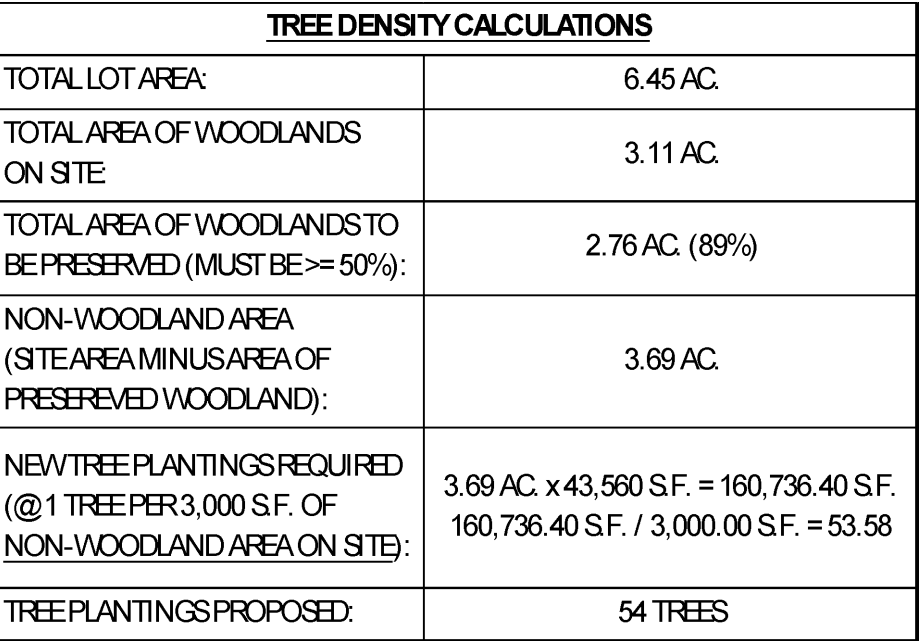
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GRADING PLAN
FOR
LOT 13
KENT COUNTY INDUSTRIAL PARK
118 GALAXY DRIVE
EAST DOVER HUNDRED
KENT COUNTY, DELAWARE

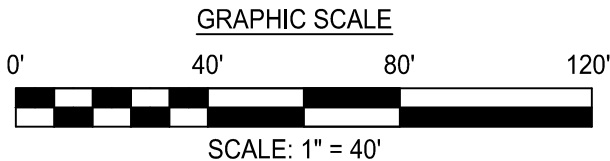
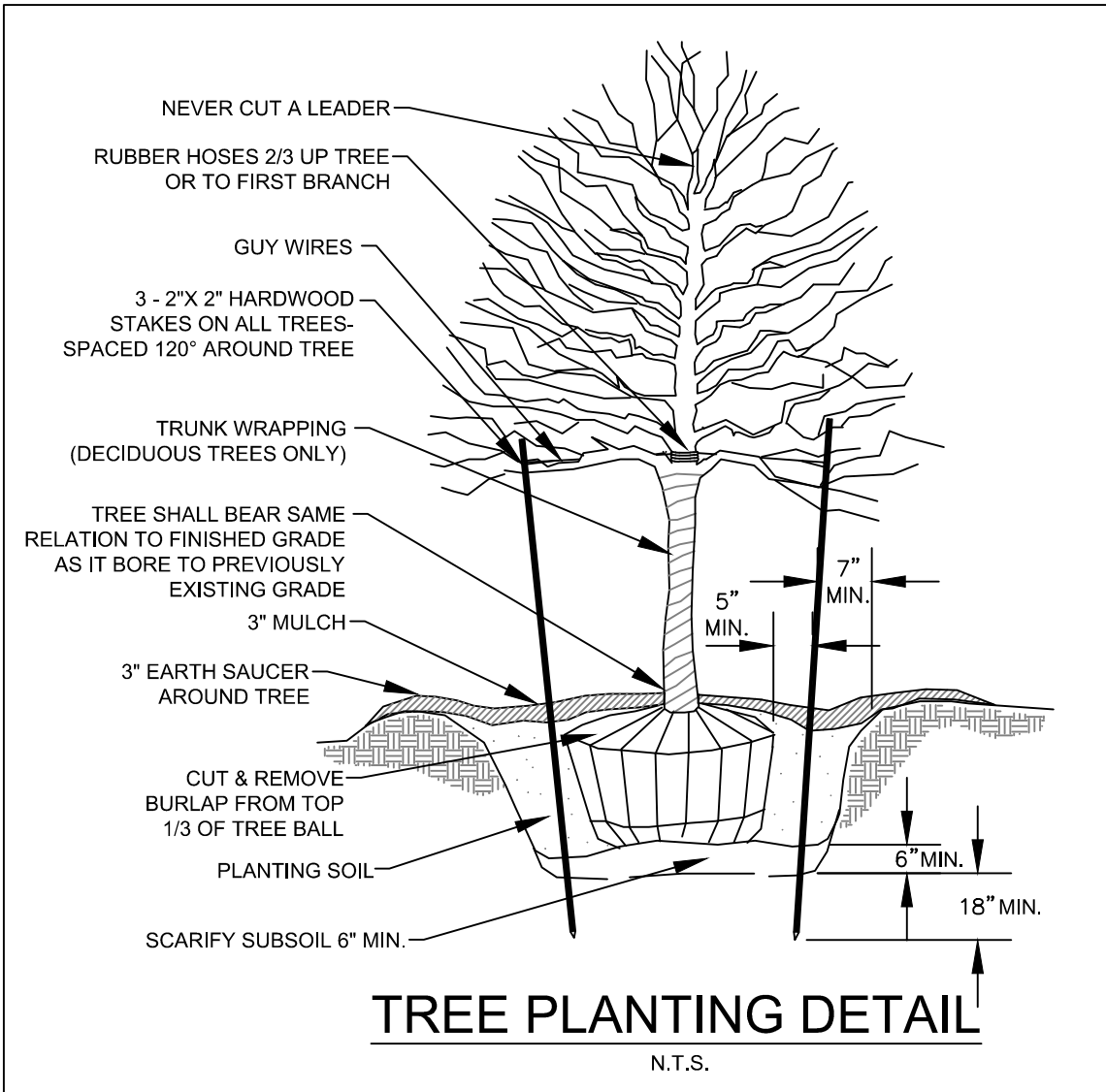
DATE:	
MARCH 31, 2026	
DESIGNED BY:	APPROVED BY:
RT	RHS
FILE:	
P25031-GRADING_PRELIM.DWG	
SHEET NO.:	
G-1	



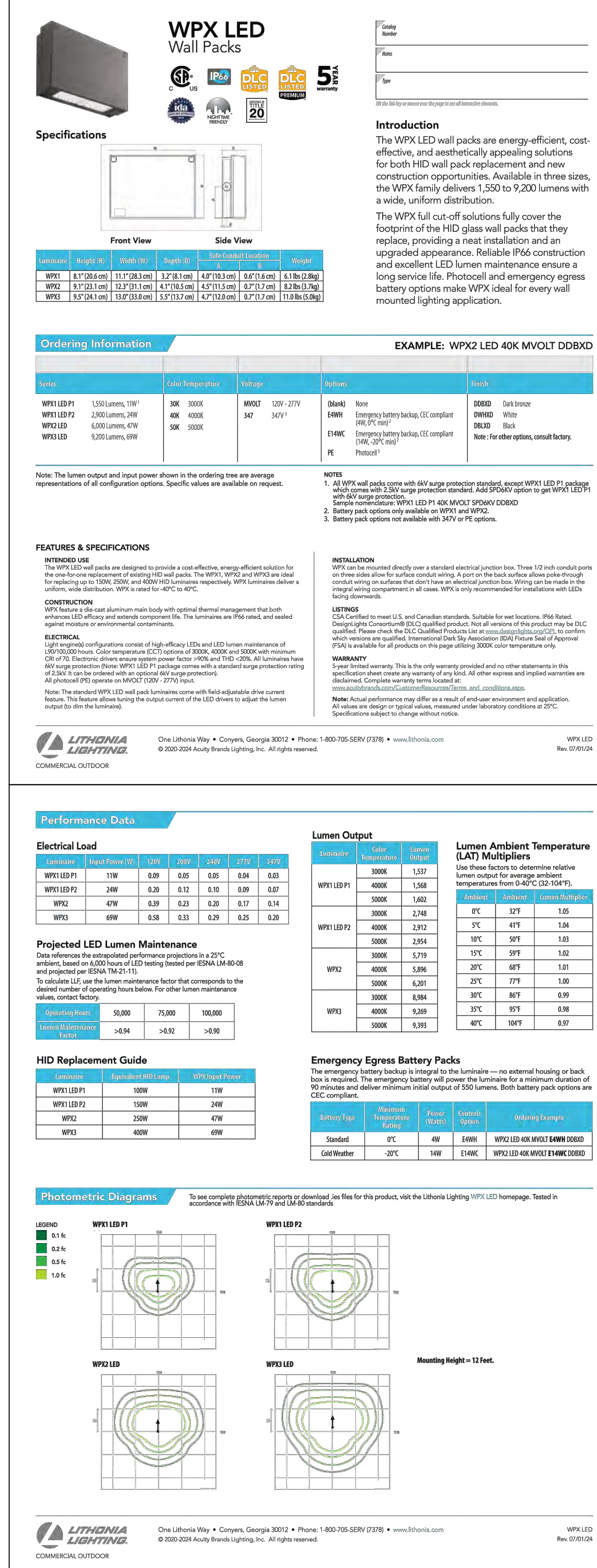
DATE:	
MARCH 31, 2026	
DESIGNED BY:	APPROVED BY:
RT	RHS
FILE:	
P25031-UTILITY_PLAN_PRELIM.DWG	
SHEET NO.:	
U-1	



PLANTING SCHEDULE						
KEY	QTY.	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	ROOT
SHADE TREES						
QA	18	Quercus Alba	White Oak	2 - 1/2"	12'	B&B
AR	18	Acer Rubrum	Red Maple	2 - 1/2"	12'	B&B
QP	18	Quercus Palustris	Pin Oak	2 - 1/2"	12'	B&B
TOTAL	54					
NOTE: ALL TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE.						



LANDSCAPE PLAN FOR LOT 13 KENT COUNTY INDUSTRIAL PARK 118 GALAXY DRIVE EAST DOVER HUNDRED KENT COUNTY, DELAWARE		CEA CIVIL ENGINEERING ASSOCIATES, LLC • ENGINEERING • SURVEYING • CONSTRUCTION SERVICES 55 W. MAIN STREET MIDDLETOWN, DE 19709 PHONE (302) 376-8833 FAX (302) 376-8834 WWW.CEA-DE.COM
DATE: _____ MARCH 31, 2026		
DESIGNED BY: RT	APPROVED BY: RHS	
FILE: P25031-LANDSCAPE_PRELIM.DWG		
SHEET NO.: L-1		



LIGHTING PLAN
FOR
LOT 13
KENT COUNTY INDUSTRIAL
118 GALAXY DRIVE
EAST DOVER HUNDRED
KENT COUNTY, DE LAWARE

DATE: MARCH 31, 2026	
DESIGNED BY: RT	APPROVED BY: RHS
FILE: P25031-LANDSCAPE_PRELIM.DWG	
SHEET NO.: LT-1	

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55 W. MAIN STREET
MIDDLETOWN, DE 19709

PHONE (302) 376-8833
FAX (302) 376-8834

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[illegible]

DATE _____

LT-1

Dimensions

RSX2 with Wall Bracket (WBA)

Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

RSX2 with Wall Bracket with Surface Conduit Box (WBASC)

Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

3/4" NPT taps with plugs - Gray (R provided)

Surface Conduit Box (SCB) Mounting Detail

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Lithonia RSX2 Rev. 1
Rev. 10/2017
Page 9

Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

Length: 32.8" (83.3 cm) AASP
 33.8" (85.9 cm) AARP
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm

NOTE:
 RPA: Round Pole mount can also be used
 to mount on square poles by inserting the
 round pole adapter plate shown here.

Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 and 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 and 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)

Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

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Lithonia RSX2 Area 10
 Rev: 04/2023
 Page 17

Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSX)

Technical drawings of the RSX2 lighting fixture with dimensions and mounting details:

- Front View:** Shows the fixture with dimensions: Length: 36.2" (91.9 cm), Width: 13.4" (40.0 cm), Height: 3.0" (7.6 cm) Main Body, 9.2" (23.4 cm) Arm.
- Top View:** Shows the fixture with dimensions: L (Length), W (Width), and H (Height).
- Side View:** Shows the fixture with dimensions: 3/4" NPT tip with plug-in Qty 16 provided.
- Mounting Detail:** Shows the fixture mounted to a wall with dimensions: 7/8" KD - fits 1/2" NPT water tight fitting.
- Surface Conduit Box (SCB) Mounting Detail:** Shows the fixture mounted to a wall with dimensions: 1/2" (12.7 mm) and 1/4" (6.3 mm).

Automotive Front Row - Rotated Optics (AFRL90/990)

Technical drawing of the Automotive Front Row - Rotated Optics (AFRL90/990) lighting fixture. The drawing shows the fixture with dimensions: AFRL90 and AFRL90. Arrows indicate the direction of light exiting the luminaire.

(Example: 20180 - arrows indicate direction of light exiting the luminaire)

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Lithonia RSX2 (Rev. 1/11)
Rev. 06/2022
Page 6 of 6

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