



EXAMPLE DUMPSTER DETAIL

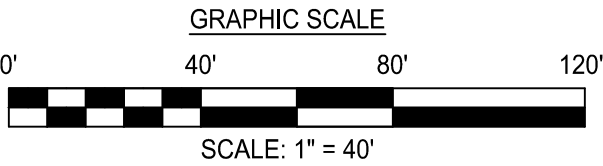
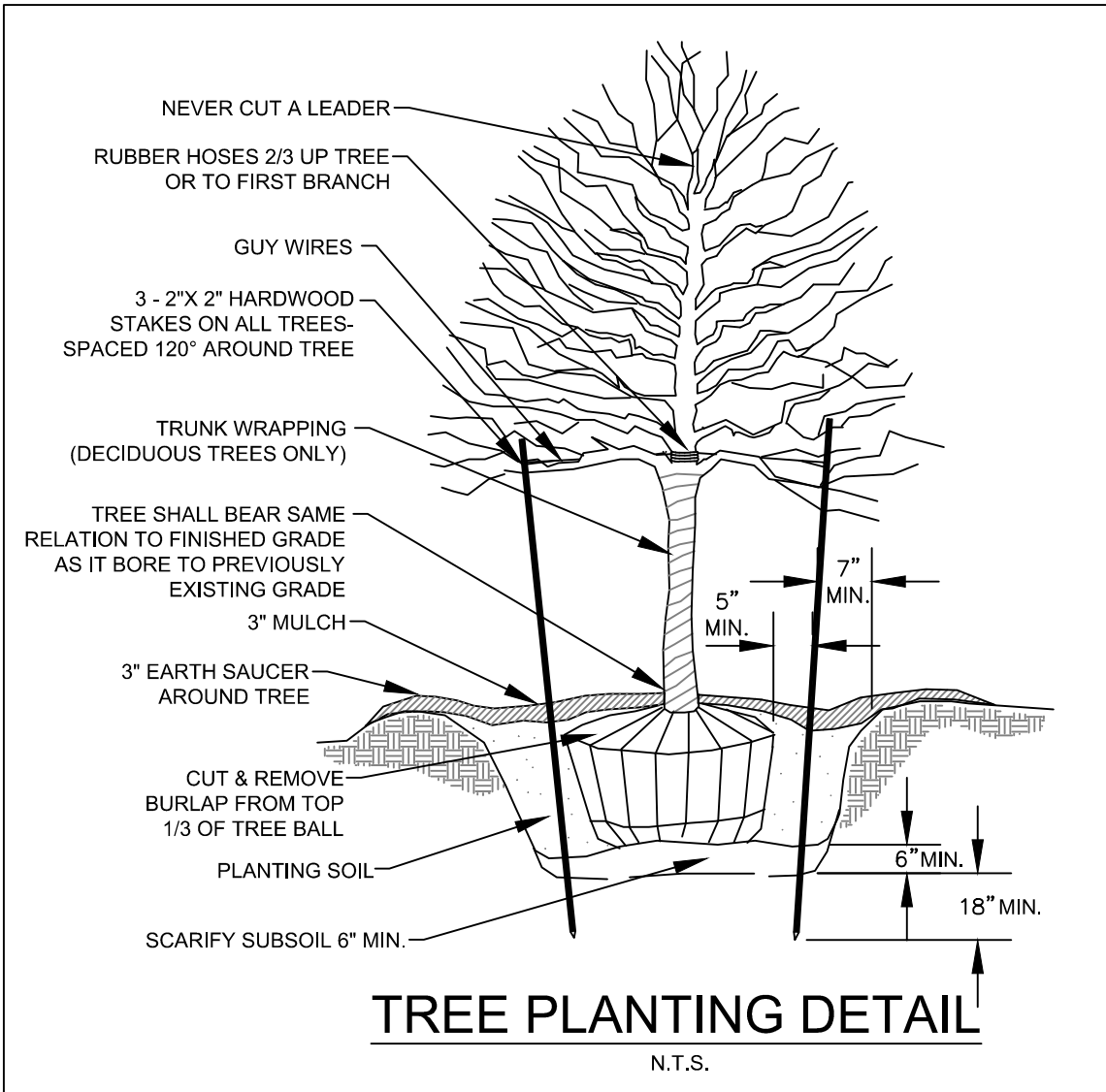


TREE DENSITY CALCULATIONS	
TOTAL LOT AREA:	6.45 AC.
TOTAL AREA OF WOODLANDS ON SITE:	3.11 AC.
TOTAL AREA OF WOODLANDS TO BE PRESERVED (MUST BE >= 50%):	2.76 AC. (89%)
NON-WOODLAND AREA (SITE AREA MINUS AREA OF PRESERVED WOODLAND):	3.69 AC.
NEW TREE PLANTINGS REQUIRED (@ 1 TREE PER 3,000 S.F. OF NON-WOODLAND AREA ON SITE):	3.69 AC. x 43,560 S.F. = 160,736.40 S.F. 160,736.40 S.F. / 3,000.00 S.F. = 53.58
TREE PLANTINGS PROPOSED:	54 TREES

- SITE DATA:**
- OWNER/APPLICANT: RAH REALTY, LLC
4369 DUPONT PARKWAY
TOWNSEND, DE 19734
CONTACT: RICK HESS
PHONE: (302) 293-9352
EMAIL: RICK.HESS@TRISTATEUG.COM
 - 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
 - TAX PARCEL #: 2-05-087.00-01-07.13-00001
 - SITE ADDRESSES: 118 GALAXY DRIVE
DOVER, DE 19901
 - SOURCE OF TITLE: D.B. 13525, P. 166
P.B. 21, P. 16
 - 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. ±)
 - PRESENT USE: AGRICULTURAL
 - PROPOSED USE: STORAGE WAREHOUSES
 - ZONING: IPM - INDUSTRIAL PARK MANUFACTURING
 - SETBACKS: MINIMUM LOT AREA: SINGLE 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.
 - 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.
 - 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.
 - SURVEY REFERENCE: HORIZONTAL DATUM - NAD83
VERTICAL DATUM - NAVD 88
 - SURVEY: THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN MARCH 2025.

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.



DATE: MARCH 31, 2026

DESIGNED BY: RT

FILE: P25031-LANDSCAPE_PRELIM.DWG

SHEET NO.:

APPROVED BY: RHS

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

Civil Engineering Associates, LLC

55 W. MAIN STREET MIDDLETOWN, DE 19709

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