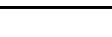
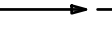


MANMADE ROADSIDE FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BOLLARD			
CURB, TYPE 1 AND 3			
CURB OPENING WITH SIDEWALK			
FENCE - CHAINLINK OR STRANDED			
LAMP AND POST - RESIDENTIAL			
MAILBOX			
TRAFFIC SIGN AND POST			
CURB OPENING			

DRAINAGE FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
FLARED END SECTION			
DRAINAGE MANHOLE			
DRAINAGE INLET			
DIRECTIONAL FLOW ARROW			
RIPRAP			
DRAINAGE PIPE			
UNDERDRAIN			
UNDERDRAIN OUTLET			
SAFETY END SECTION			
BIOFILTRATION SWALE			
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX			
DRAINAGE PIPE HEADWALL			

IDENTIFIERS

FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	
ABANDON BY OTHERS	
ADJUST BY CONTRACTOR	
ADJUST BY OTHERS	
CONVERT TO JUNCTION BOX	
CONVERT TO DRAINAGE MANHOLE	
DO NOT DISTURB	
PEDESTRIAN CONNECTION/TYPE	
PEDESTRIAN CONNECTION/TYPE WITHOUT DETECTABLE WARNING SYSTEM	
RELOCATE BY CONTRACTOR	
RELOCATE BY OTHERS	
REMOVE BY CONTRACTOR	
REMOVE BY OTHERS	

UTILITY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - UNDERGROUND		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELECTRIC TRANSFORMER		
GAS - UNDERGROUND		
GAS MANHOLE		
GAS METER		
GAS VALVE		
RAILROAD TRACKS		
SANITARY MAIN		
SANITARY SEWER MANHOLE		
SOIL BORING LOCATION		
TELEPHONE TEST POINT		
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
WATER MAIN		
WATER - FIRE HYDRANT		
WATER VALVE		
WATER LATERAL		
SANITARY SEWER CLEANOUT/ LATERAL		

PAVEMENT SECTIONS

PAVEMENT SECTIONS	
PAVEMENT	
EXISTING SIDEWALK	
PROPOSED SIDEWALK	

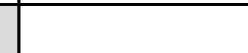
NATURAL FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE - CONIFEROUS		
TREE - DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION & LABEL		
ELEVATION	44.70	21.96

RIGHT-OF-WAY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
EASEMENT		
PROPERTY LINE		
RIGHT-OF-WAY BASELINE		
RIGHT-OF-WAY LINE		
TAX DITCH RIGHT OF WAY		
PERMANENT EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		

SURVEY CONTROL & MONUMENTATION

FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		
CONCRETE MONUMENT	CMF 	
IRON PIPE FOUND	IPF 	
IRON ROD FOUND	IRF 	

MISCELLANEOUS FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
LIMIT OF DISTURBANCE		LOD
WETLAND BOUNDARY - DELINEATED	WET	



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BALTIMORE, MARYLAND 410.543.9091
SALEM, MARYLAND 302.424.1441

**OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE**

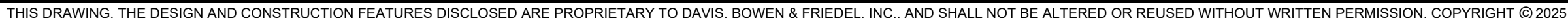
2026-03-08	CITY OF DOVER DAC PW, FM COMMENTS
2026-04-08	CITY OF DOVER PW COMMENTS
2026-05-12	DNREC WPCC COMMENTS
2026-06-10	DNREC WPCC COMMENTS
2026-08-20	BUILDING REVIEW FOR ADDITIONAL UNITS

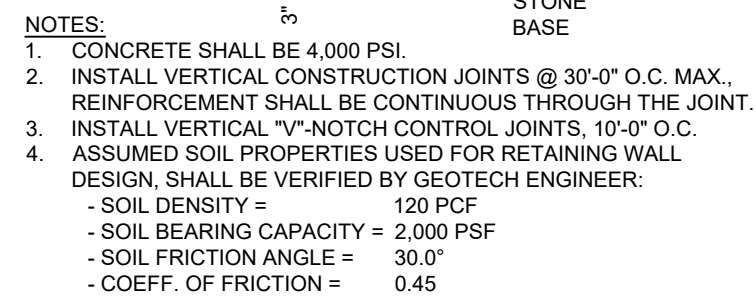
Date:	FEBRUARY 2026
Scale:	NOT TO SCALE
Dwn.By:	CAW
Proj.No.:	5209A001

LEGEND

Dwg.No.	
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C-002





3" CHAMFER

#4 BENT BARS w/ 16" LEGS @ 18" O.C.

#5 @ 18" O.C. HORIZ.

#4 @ 18" O.C. E.W.

6'-0" (MAX.)

7'-0"

1'-0" (MIN.)

1'-0"

3" CLR

180° HOOKED END, TYP.

#4 STAND BARS, TYP.

2" CLR

6"

3"

FENCE

#5 @ 12" O.C. VERT.

STONE DRAINAGE LAYER

FILTER FABRIC

DRAIN TILE

#5 @ 12" O.C. (6) #5 CONT.

4'-7"

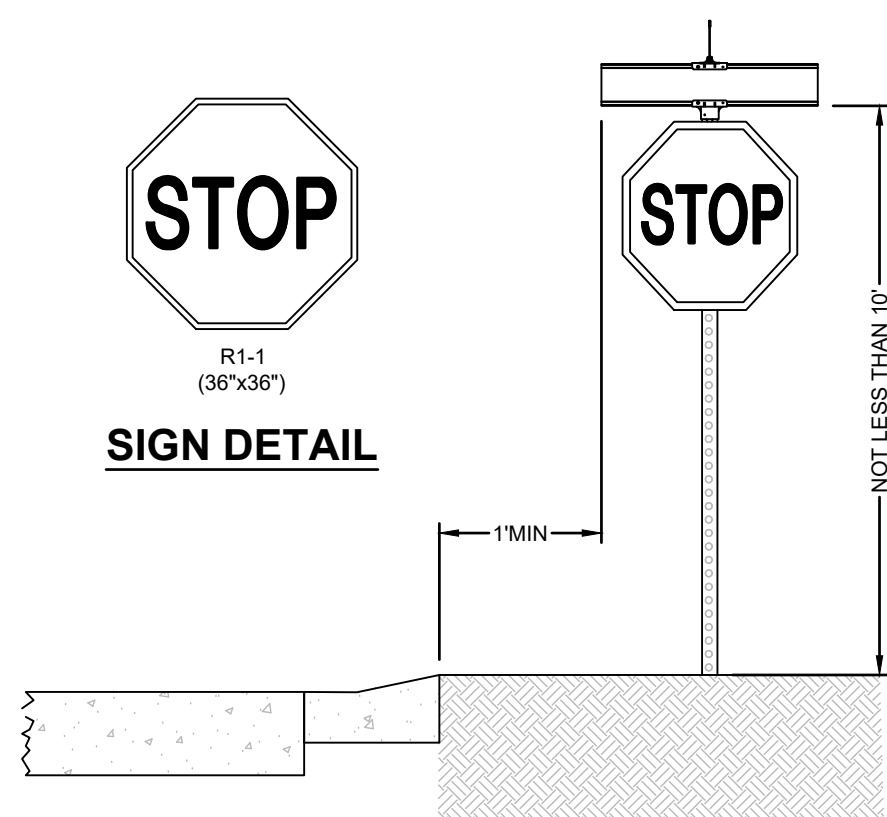
6'-3"

6" #5 STONE

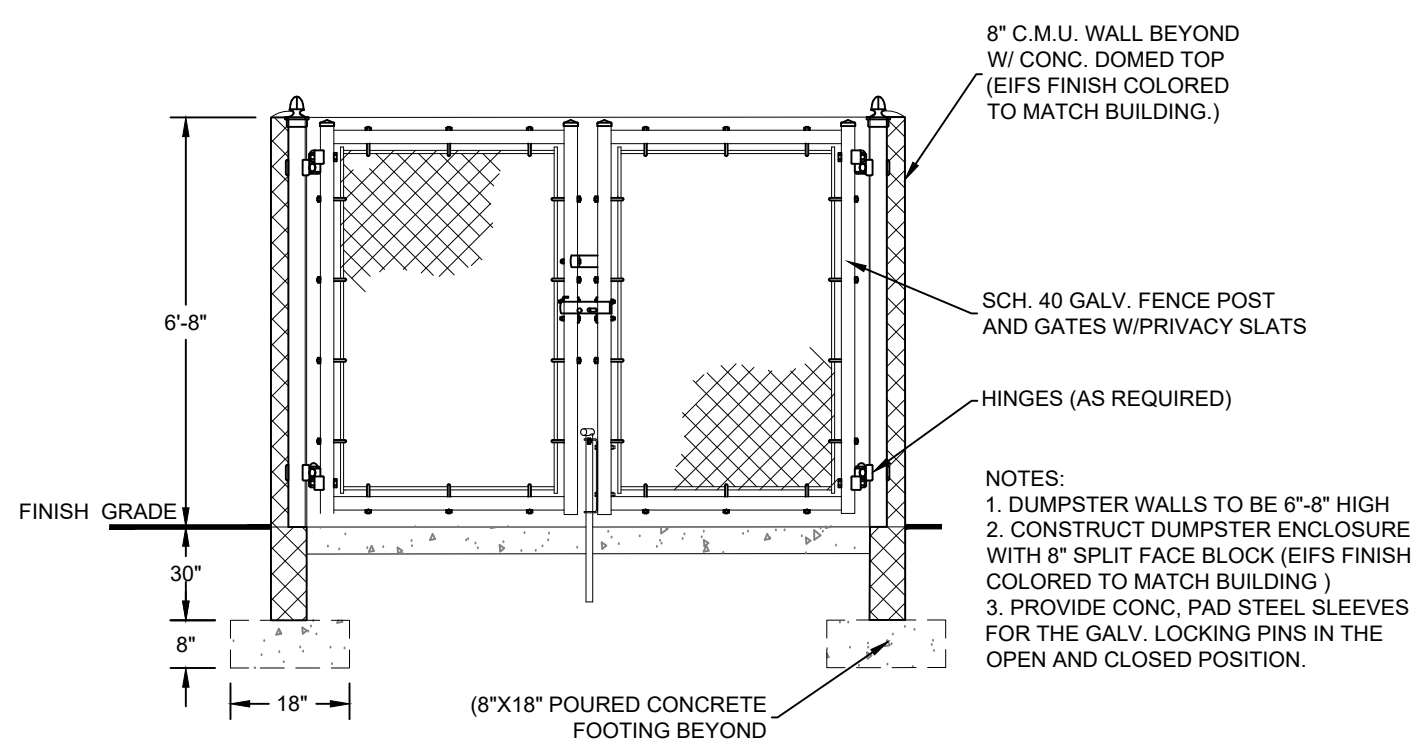
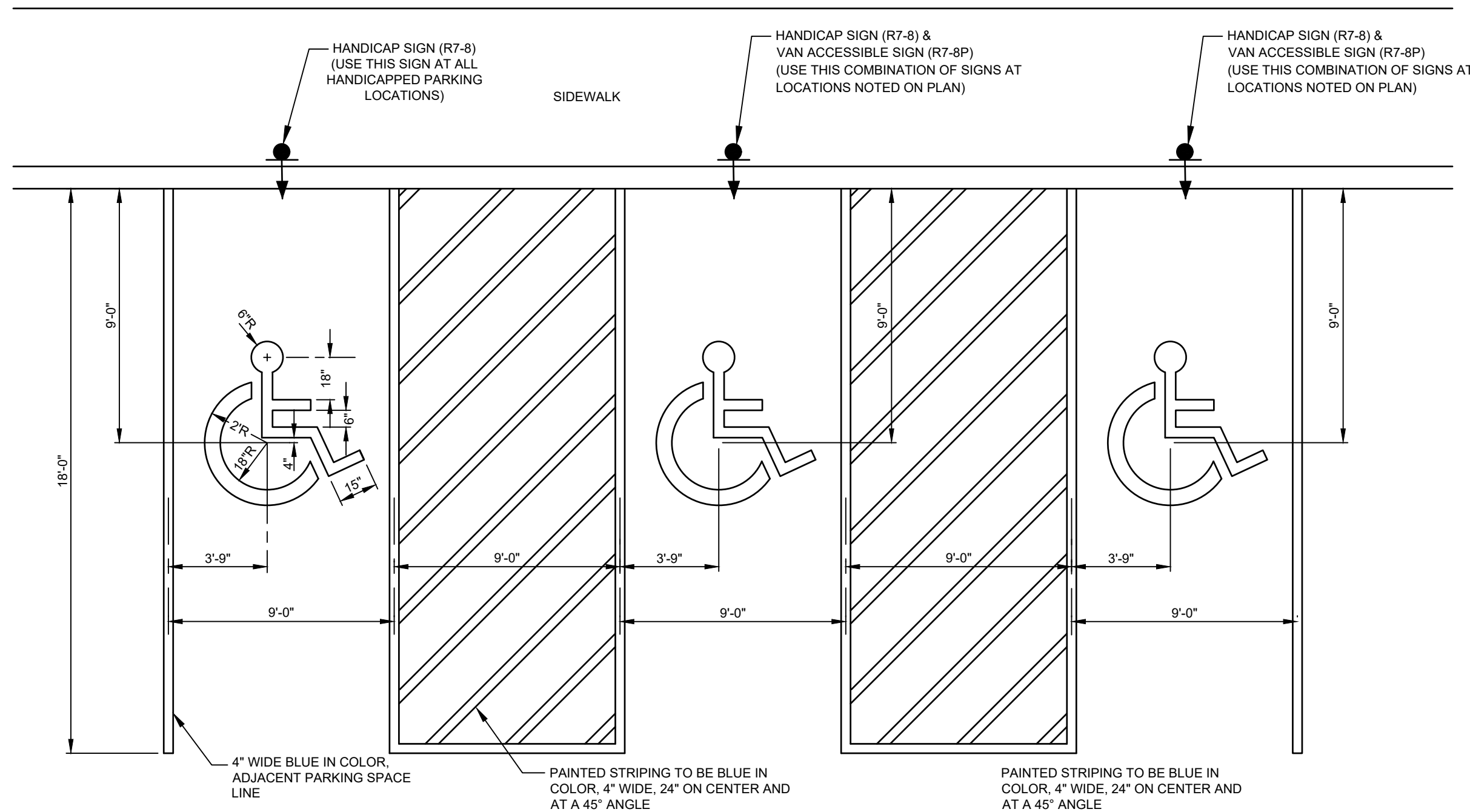
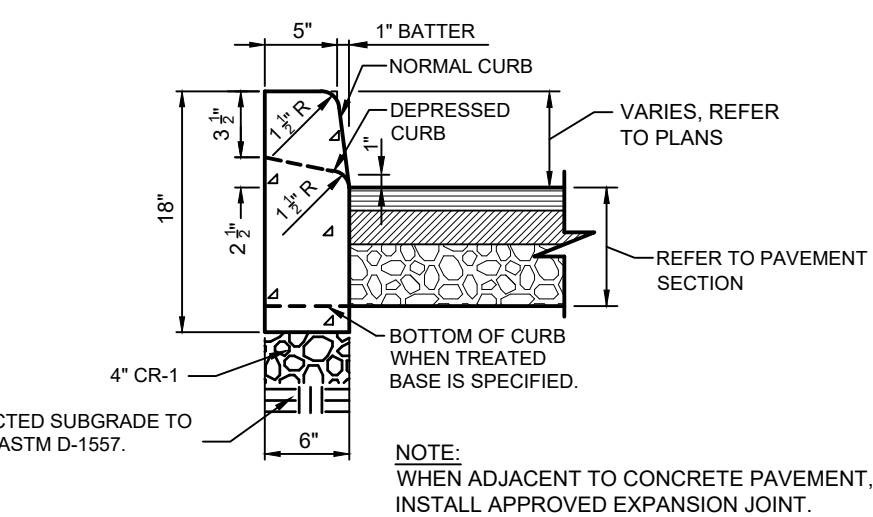
3' CLR

NOTES:

1. THE DEVELOPER MUST SUBMIT A REQUEST FOR STREET LIGHTING TO THE ELECTRICAL ENGINEERING DIVISION AT 302-736-0770.
2. THE ELECTRICAL ENGINEERING DIVISION DESIGNS AND FURNISHES TO THE DEVELOPER THE LAYOUT PLANS AND SPECIFICATIONS FOR THE LIGHTS. THE CITY WILL MAINTAIN THE SOLUTIONS AND DETERMINE THE LIGHTING REQUIREMENTS AND THE INSTALLATION SEQUENCE FOR THE DEVELOPMENT. THE PLANS WILL BE SUBMITTED TO THE DEVELOPER ALONG WITH THE ELECTRICAL EXTENSION PLANS.
3. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE CONDUITS AND BELOW GRADE EQUIPMENT ACCORDING TO THE PLANS AND SPECIFICATIONS. THE DEVELOPER WILL BE RESPONSIBLE FOR THE RENTAL COSTS OF ALL STREET OR ALLEYWAY LIGHTS, AS PER THE APPLICABLE TARIFF RATE, UNTIL SUCH TIME AS THE STREETS ARE DEDICATED TO THE CITY.
4. THE CITY WILL INSTALL THE STANDARD STREET LIGHT POLE AND LED HEAD FOR THE CURRENT TARIFF RATE. THIS FEE WILL BE ROUTINELY RE-EVALUATED AND WILL RECOVER 100% OF THE MATERIAL COST (INCLUDING CURRENT WAREHOUSE OVERHEAD RATE). THIS FEE WILL BE BILLED AT THE SAME TIME AS THE "EXTENSION LORANCE" WHICH IS COLLECTED PRIOR TO THE INSTALLATION OF ANY ELECTRICAL UTILITIES. THE SECTION OF THE STANDARD STREET LIGHT INSTALLATION WILL BE BASED ON THE ACTUAL COST OF THE MATERIALS (INCLUDING CURRENT WAREHOUSE OVERHEAD RATE), FOR EXAMPLE THE LIGHTS AT EDEEN HILL. THE CITY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE STOCK OF NON-STANDARD STREETLIGHTS. THIS WILL BE THE RESPONSIBILITY OF THE CUSTOMER OR DEVELOPER.



MODIFIED P.C.C. CURB, TYPE 1 DETAIL
NOT TO SCALE



4000 PSI CONCRETE

SAWCUT 1 1/2" DEEP CONTROL JOINT

2" CLEAR

2" CLEAR

(2) LAYERS OF 6 X 6 - W 2.1 X W2.1 W.W.F.

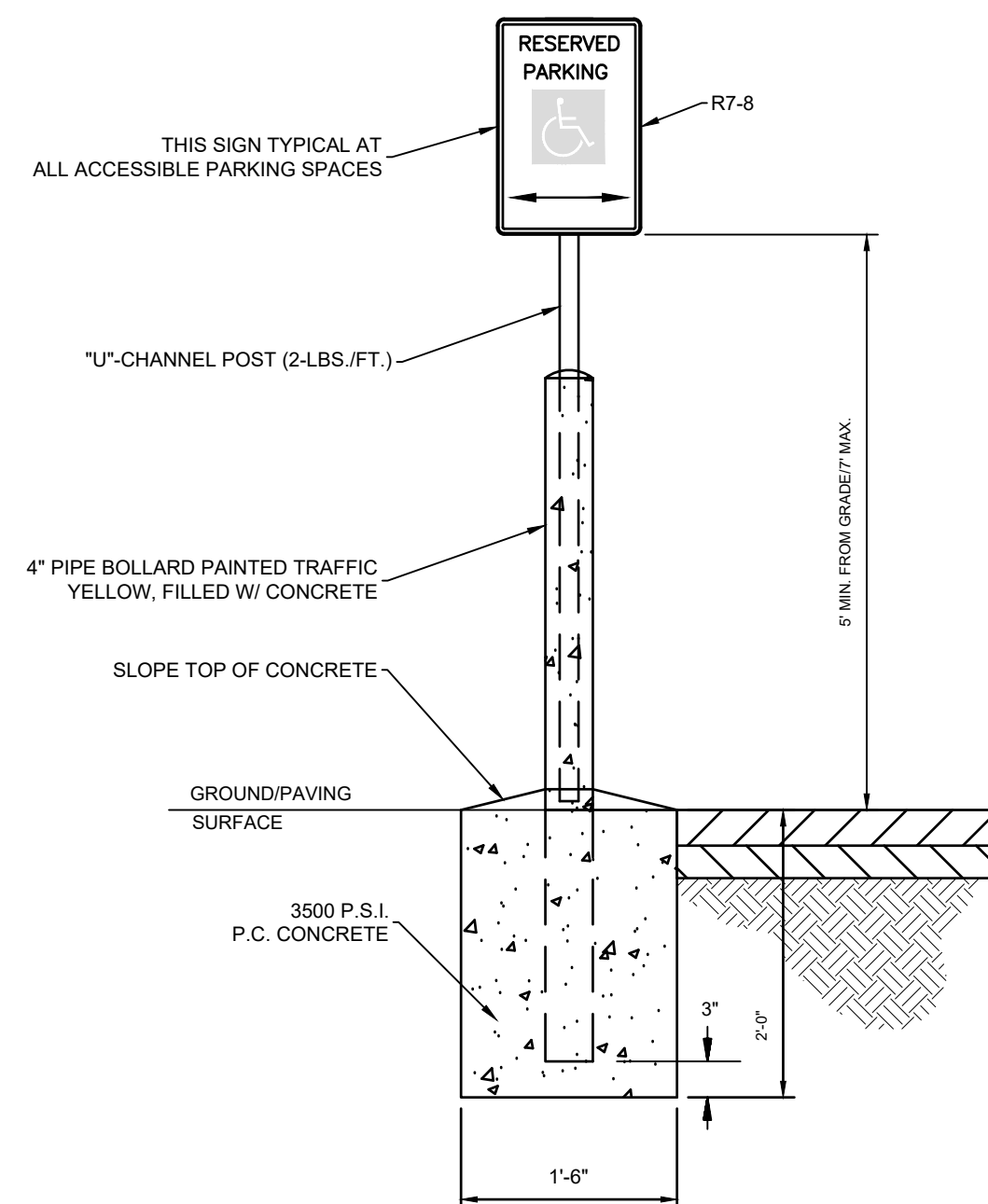
COMPACT SUBGRADE TO 95% OF ASTM D1557

3 1/2" TYPE C HOT MIX
(2 LIFTS, 1 1/2" & 2")

6" GABC

SUB GRADE COMPACTED TO 95% OF
MODIFIED PROCTOR @ ±2% OPTIMUM
MOISTURE CONTENT OF ASTM D1557

PROPOSED STRUCTURAL NUMBER = 2.14



LOCK RETAINING YOKE (TYP.)
AT EXTRA COST

ANCHOR SECURITY CAP (TYP.)

FINISH GRADE

4'-3"

1'-5"

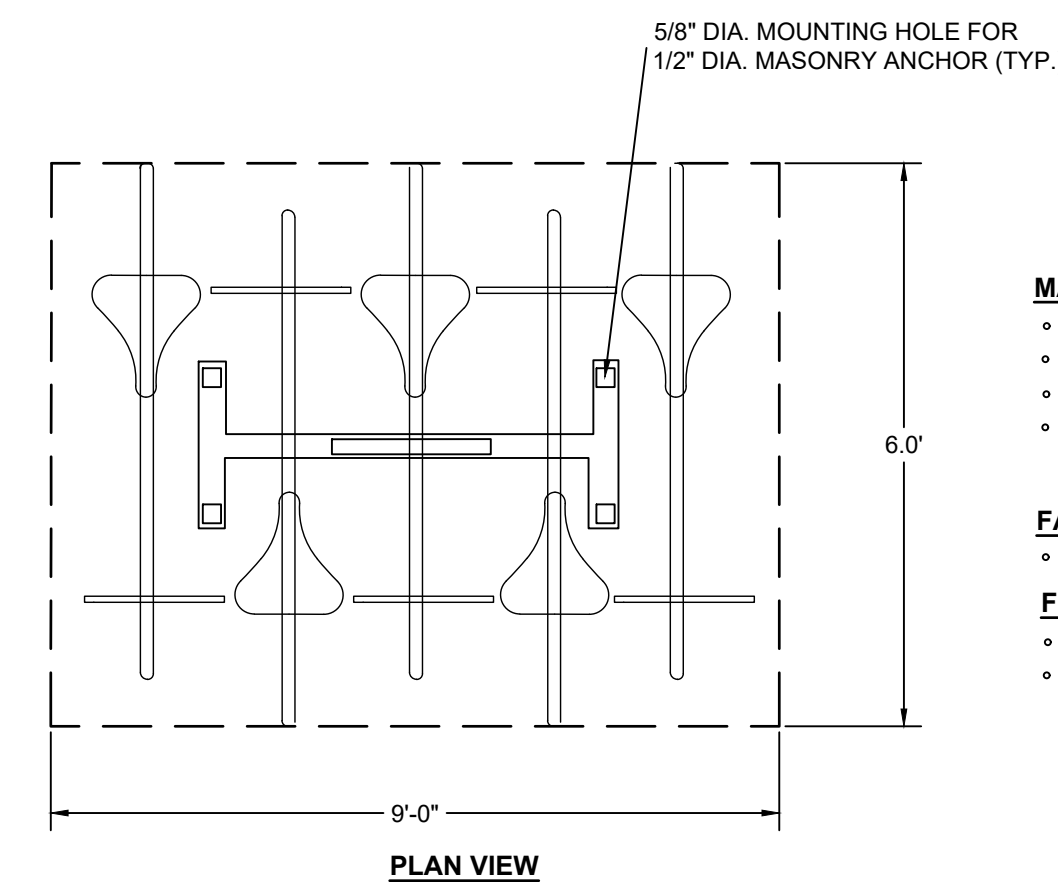
R=8.5"
O.C.

4'-0"

2'-0"

1'-9"

SIDE ELEVATION



NOT TO SCALE

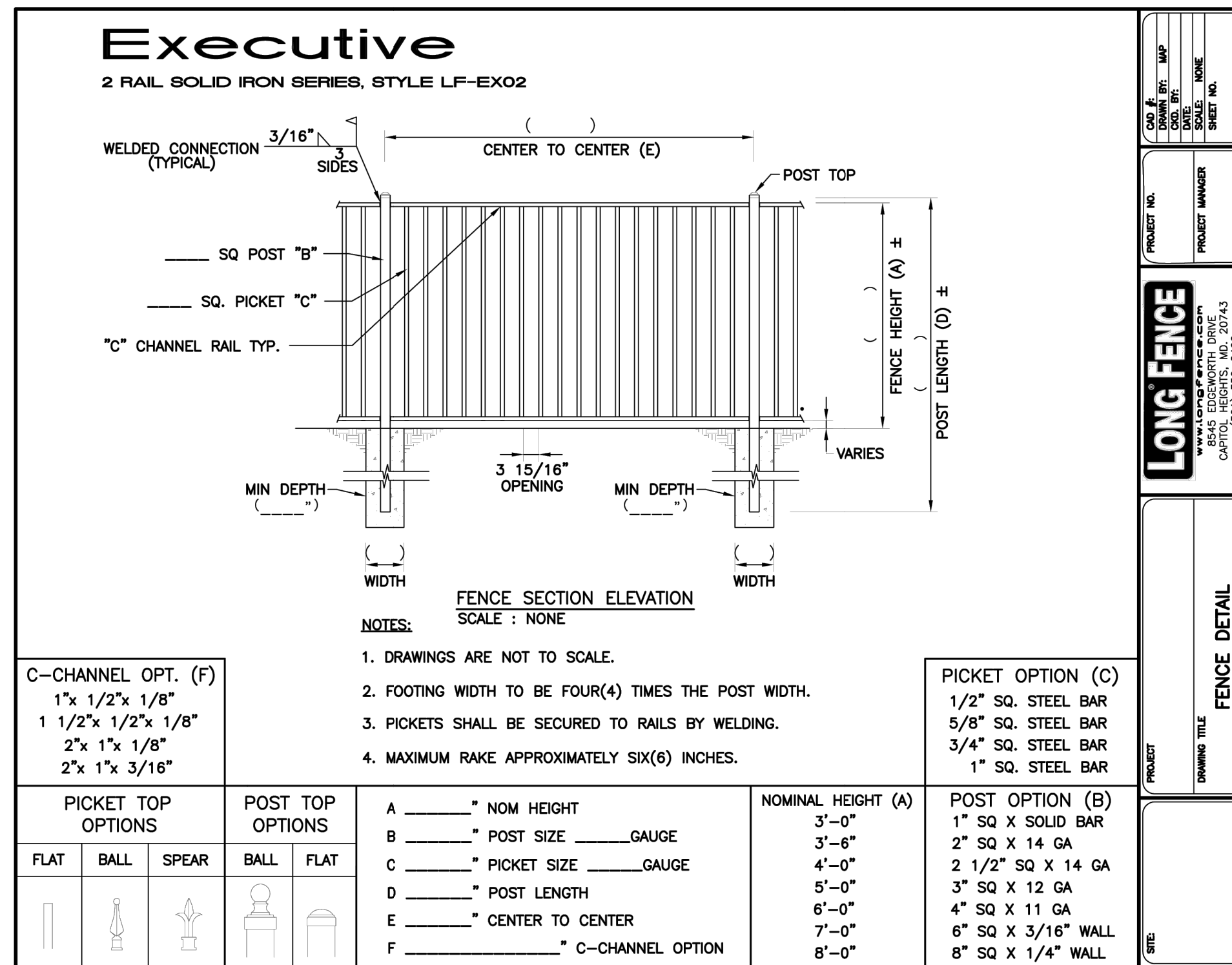
- * 2" NOM., SCHED. 40, ASTM A500, WELDED SEAMLESS-STEEL
- * PIPE CONSTRUCTION
- * 3/8" X 3" H.R. STEEL FLAT-BAR FOR FOOT ASSEMBLIES
- * 1/2" DIA. H.R. STEEL ROUND-BAR FOR LOCK-RETAINING YOKES
- * 2-1/2" NOM., SCHED. 40, ASTM A500, WELDED SEAMLESS-STEEL
- * PIPE FOR BELOW-GRADE SLEEVES

FABRICATION

- * ALL METALLURGICAL JOINTS ARE MIG WELDS

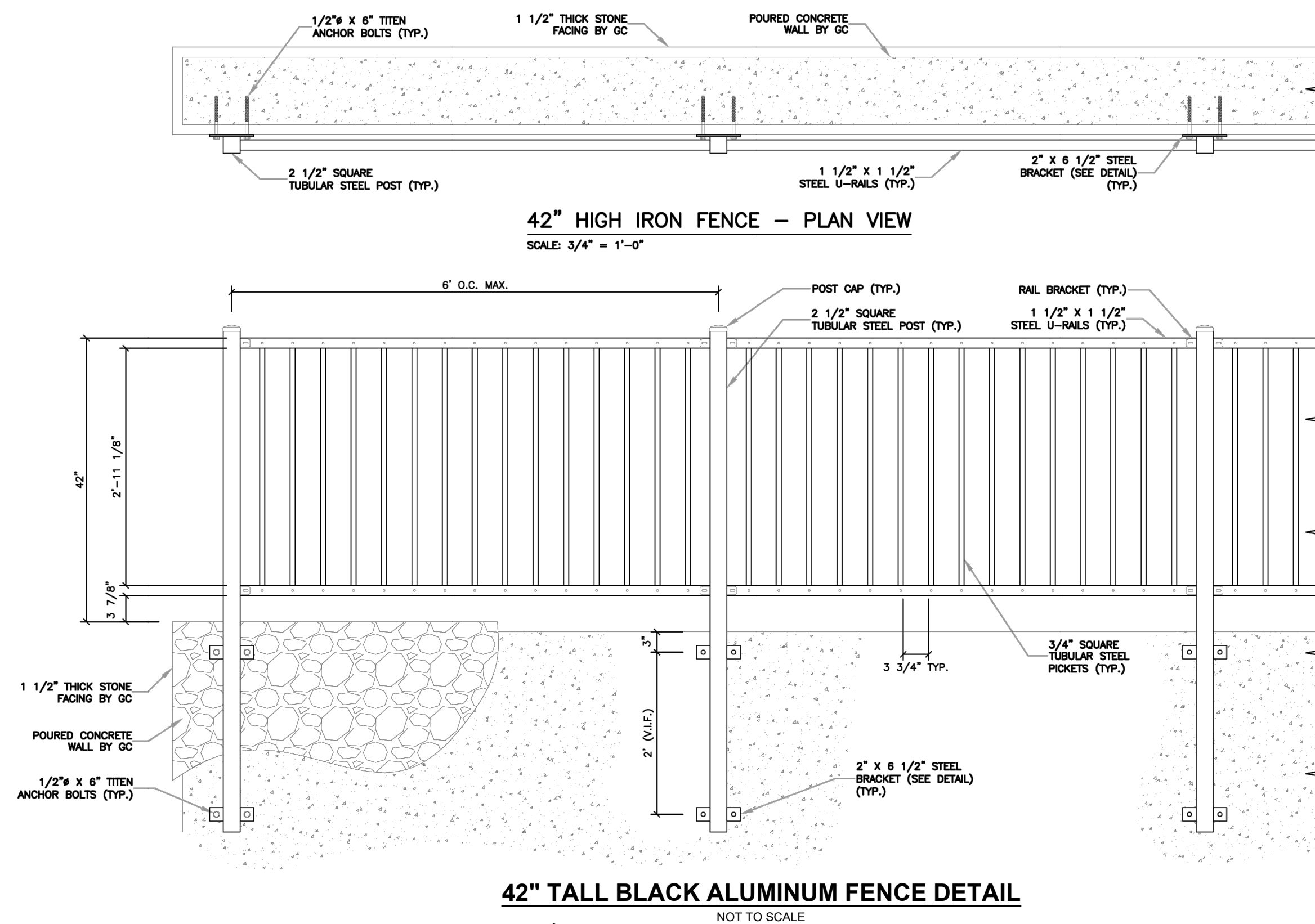
FINISHES

- * BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK
- * HOT-DIPPED GALVANIZED



48" TALL BLACK ALUMINUM FENCE DETAIL

NOT TO SCALE



42" TALL BLACK ALUMINUM FENCE DETAIL

CLIENT: SMART CONSTRUCTION COMPANY 1000 CENTRAL AVENUE DICKERSON, DE	PROJECT: HYATT HOTEL	DRAWING TITLE: 42" HIGH ORNAMENTAL IRON 2-RAIL FENCE
	PROJECT NO: 21CC109	PROJECT MANAGER: SEAN McFADDEN
STATUS: ISSUE DRAWING		
CAD FILE: CH210409C DRAWN BY: GLEN COLLARD CDD: BR. SEAN McFADDEN DATE: 10-07-11 SCALE: AS SHOWN		
SHEET NO.: 1 / 2		

**OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE**

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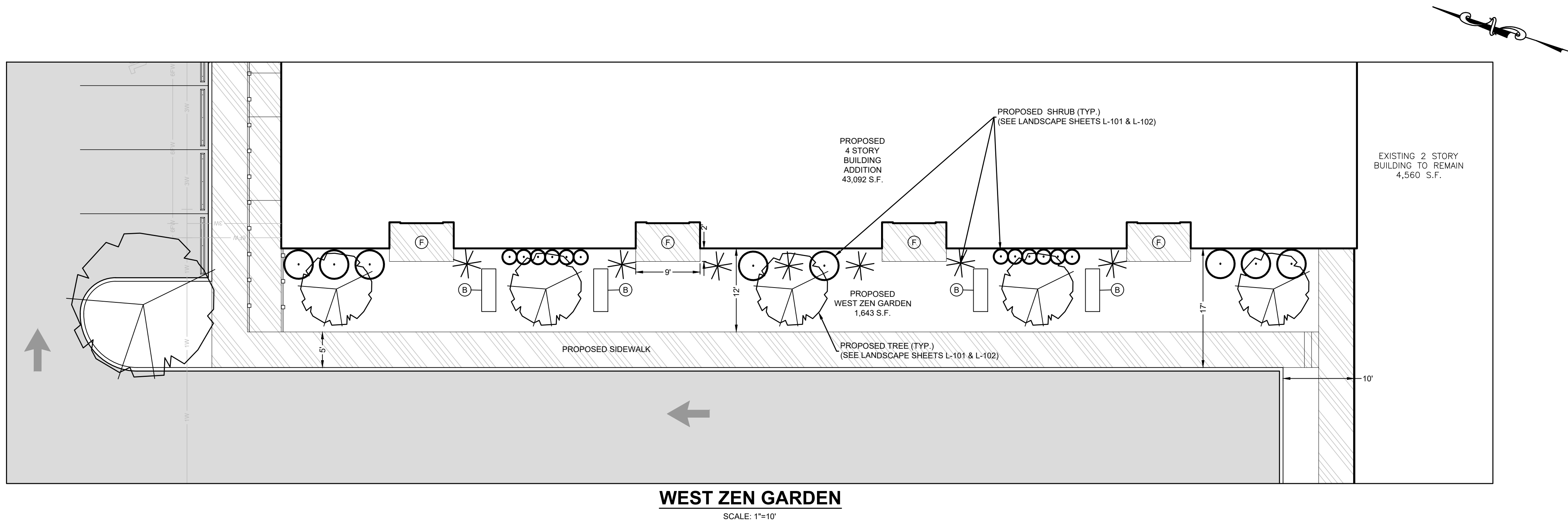
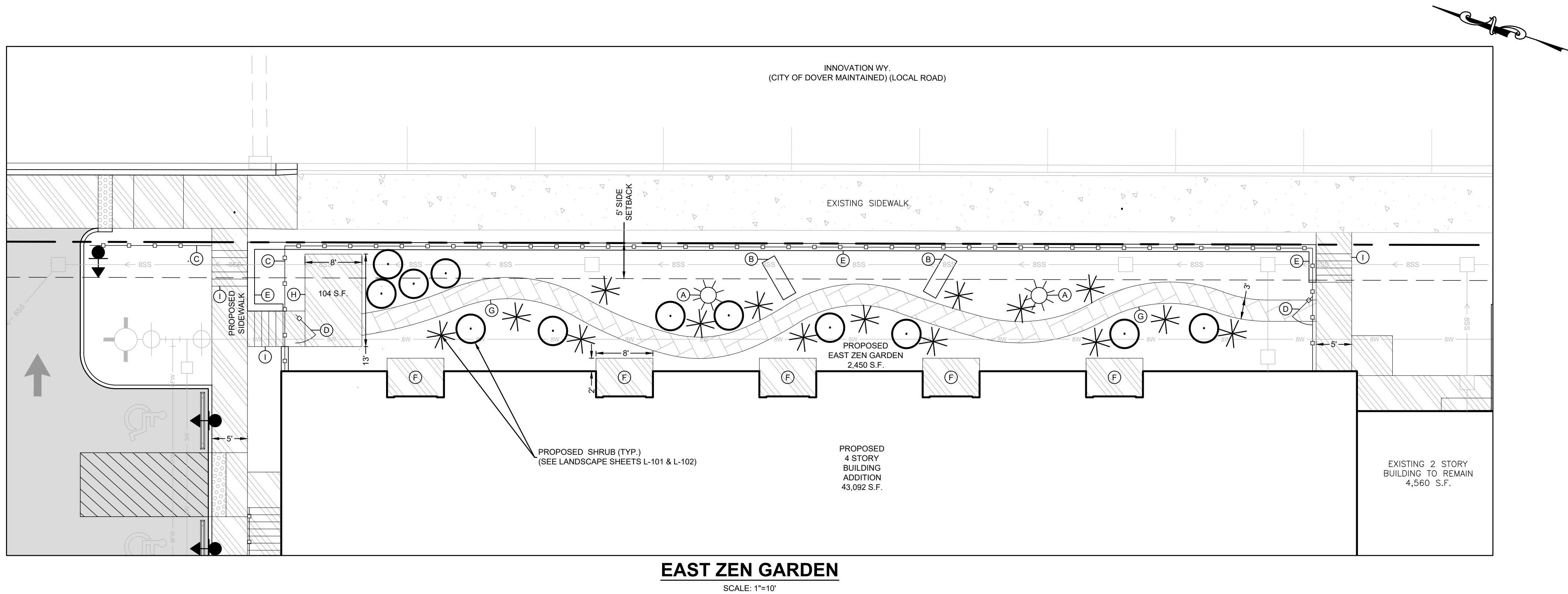
BATON, MARYLAND
410.770.4744

SITE DETAILS

Dwg.No.:

C-104

P:\lighthouse\0916\0031 old dover post\DESIGN\0916\0031-ACTIVE RECREATION PLAN.dwg Aug 20, 2026 - 4:20pm waco



SITE HATCH LEGEND:

- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT SECTION
- PROPOSED PAVERS

SITE LEGEND:

- (A) PROPOSED LIGHTPOLE (WITH COLONIAL STYLE LAMP HEAD)
- (B) PROPOSED BENCH
- (C) PROPOSED 4' TALL BLACK ALUMINUM FENCE (SEE DETAIL SHEET C-103)
- (D) PROPOSED GATE
- (E) PROPOSED RETAINING WALL (SEE DETAIL SHEET C-103)
- (F) PROPOSED PATIO/BALCONY
- (G) PROPOSED WALKING PATH
- (H) PROPOSED YOGA STATION
- (I) PROPOSED STEPS

ACTIVE RECREATION AREA		
REQUIRED	PROPOSED	AREA
75 S.F. OF RECREATIONAL AREA PER DWELLING UNIT. 75 S.F. X 45 UNITS = 3,375 S.F.	EAST ZEN GARDEN	2,450 S.F.
	WEST ZEN GARDEN	1,702 S.F.
	SECOND FLOOR GYM	506 S.F.
		TOTAL: 4,658 S.F.

NOTE:
SEE ARCHITECTURAL PLANS FOR MORE INFORMATION ABOUT THE PROPOSED SECOND FLOOR GYM.



**OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE**

2026-03-09	CITY OF DOVER DAC PW FM COMMENTS
2026-04-08	CITY OF DOVER PW COMMENTS
2026-05-12	DNIREC WPCO COMMENTS
2026-06-10	DNIREC WPCO COMMENTS
2026-08-20	BUILDING REVISION FOR ADDITIONAL UNITS

Date: FEBRUARY 2026

Scale: 1"=10'

Dwn By: CAW

Proj No.: 5209A001

**ACTIVE
RECREATION
PLAN**

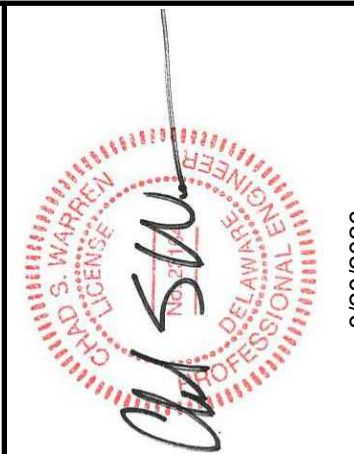
Dwg No.:

C-107

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410.704.1441

SALEM, MARYLAND
410.704.1441







1. DEVELOPER:
2. DESIGN PROFESSIONAL:
3. SITE AREA:
4. PROPERTY ADDRESS:
5. ZONING:
6. NO EXISTING WETLANDS ON SITE.
7. NO EXISTING WOODLANDS ON SITE

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN AT THE END OF ONE YEAR. ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS SOON AS IT IS DETECTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO "VERIFY" AS BUILT "LOCATION OF ALL UTILITIES."
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. ALL DECIDUOUS SHADE TREES SHALL BE PLANTED AT A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE BRANCHED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
7. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. AREAS WITHIN THE DRIP LINE OF EXISTING TREES ARE NOT TO BE DISTURBED DURING THE CONSTRUCTION PROCESS.

SIGNATURE _____ DATE _____
REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER, RLA
DAVIS, BOWEN & FRIEDEL, INC
1 PARK AVENUE
MILFORD, DELAWARE 19963

**OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE**

2026-03-09	CITY OF DOVER DAC PWI FM COMMENTS
2026-04-08	CITY OF DOVER PW COMMENTS
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2026-08-20	BUILDING REVISION FOR ADDITIONAL UNITS

Date:	FEBRUARY 2026
Scale:	AS NOTED
Dwn.By:	CAW
Proj.No.:	5209A001

Dwg.No.:

L-102