

SITE DATA:

1. PARCEL NUMBER: (1) 2-05-05600-01-0200-00001
(2) 2-05-05600-01-0300-00001
(3) 2-05-05600-01-0400-00001
2. OWNER: (1) GEORGE L. CRAIG, JR. & DEBORAH J. CRAIG
57 ROCKY ROAD
DOVER, DE 19904
(2) ROBERT G. KELLER & GLORIA K. KELLER
4095 N. DENNEYS ROAD
DOVER, DE 19904
(3) BRUCE A. BURKETT
25 DOGWOOD WAY
TROT, VA 22414
3. SITE AREA: 40.12± AC. (TOTAL ASSEMBLAGE)
4. EXISTING ZONING: RM-2 (CITY OF DOVER)
5. BULK STANDARDS (GARDEN APT. DWELLINGS):
MIN. LOT AREA 3,000 SF / D.U.
OFF-STREET PARKING 2.25 SF / D.U.
MIN. LOT AREA / BLDGS. 1 ACRE
MIN. LOT WIDTH 100'
MIN. LOT DEPTH 125'
MIN. FRONT YARD 30'
MIN. SIDE YARD 20'
TOTAL SIDE YARD 40'
MIN. REAR YARD 30'
MAX. BLDG. HEIGHT 3 STORIES / 35'
MAX. LOT COVERAGE 60%
MAX. D.U. / BLDG. 24
6. MAX. DENSITY: 8 D.U./AC.
MAX. D.U.: 8 D.U./AC. X 40.12 AC. = 320 D.U.
7. PROPOSED DEVELOPMENT: 13 APT. BLDGS. + 2 RESIDUAL LOTS
24 D.U./BLDG. X 11 BLDGS
+ 18 D.U./BLDG. X 2 BLDGS
+ 2 RESIDUAL LOTS
302 D.U.
8. PROPOSED DENSITY: 302 D.U./40.12 AC. = 7.53 D.U./AC.
4. PARKING RATIONALE:
REQUIRED: 2.25 SF. / D.U. = 675 SPACES
1 SF. / 200 SF OFFICE = 1 SPACE
124 SPACES
PROVIDED: (INCLUDES 21 HC & 16 EV SPACES)
10. BICYCLE PARKING:
REQUIRED: 1 BIKE SPACE / 20 PARKING SPACES
124 / 20 = 31 BIKE SPACES
PROVIDED: 1 BIKE SPACES PER RACK
6 BIKE PADS PROVIDED = 42 BIKE SPACES
11. DUMPSTER PADS:
REQUIRED: 1 / 24 D.U. = 13 DUMPSTERS
PROVIDED: 14 DUMPSTERS
12. SMOKE AREA CALCULATIONS:
AREA WITHIN SMOKEZ: 18.61 AC
PR. INTERVIEWS IN SMOKEZ: 5.03 AC (21.0%)
13. INTERVIEW CALCULATIONS:
MAXIMUM: 60% OF TOTAL SITE
PROPOSED: 91.3%
14. ACTIVE RECREATIONAL AREA:
REQUIRED: 275 SF PER D.U.
275 x 302 = 83,050 SF (1.90 AC)
PROPOSED: 41,360 SF (2.24 AC)
15. WOODLAND PRESERVATION CALCULATIONS:
EXISTING WOODS: 31.44 AC
WOODS TO REMAIN: 19.02 AC (50.8%)
16. LANDSCAPE REQUIREMENTS:
1 TREE / 3,000 SF DEVELOPED AREA
DEVELOPED AREA: 817,561 SF
REQUIRED: 273 TREES
PROPOSED: 273 TREES

LEGEND:

- EX. PROPERTY LINE
PROPOSED PROPERTY LINE
EX. PROPERTY LINE TO BE REMOVED
EX. RIGHT OF WAY LINE
ADJ. PROPERTY LINE
EX. NON-TIDAL WETLANDS
EX. WETLAND BUFFER
EX. 100-YR FLOODPLAIN
EXCELLENT RECHARGE AREA
PR. 18' WIDE EMERGENCY ACCESS

OWNER CERTIFICATION (PARCEL 02.00):

WE, GEORGE L. & DEBORAH J. CRAIG, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

GEORGE L. CRAIG DATE

DEBORAH J. CRAIG DATE

ENGINEER'S CERTIFICATION:

I, PHILLIP L. TOLLIVER, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

PHILLIP L. TOLLIVER, P.E. DATE

OWNER CERTIFICATION (PARCEL 03.00):

WE, ROBERT G. & GLORIA K. KELLER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ROBERT G. KELLER DATE

GLORIA K. KELLER DATE

OWNER CERTIFICATION (PARCEL 04.00):

I, BRUCE A. BURKETT, HEREBY CERTIFY THAT I AM 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 ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

BRUCE A. BURKETT DATE

WINDWARD RIDGE PRELIMINARY PLAN

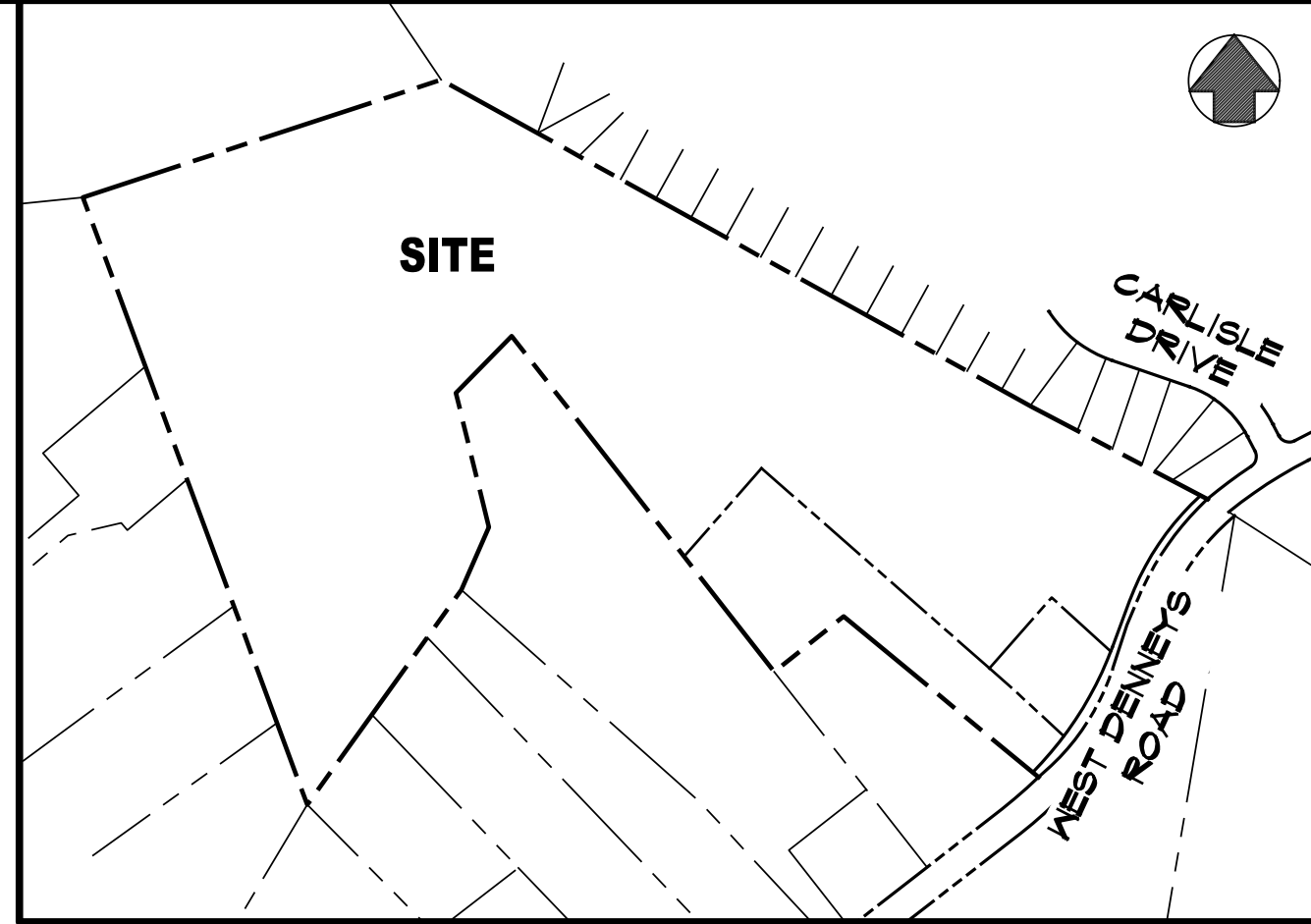
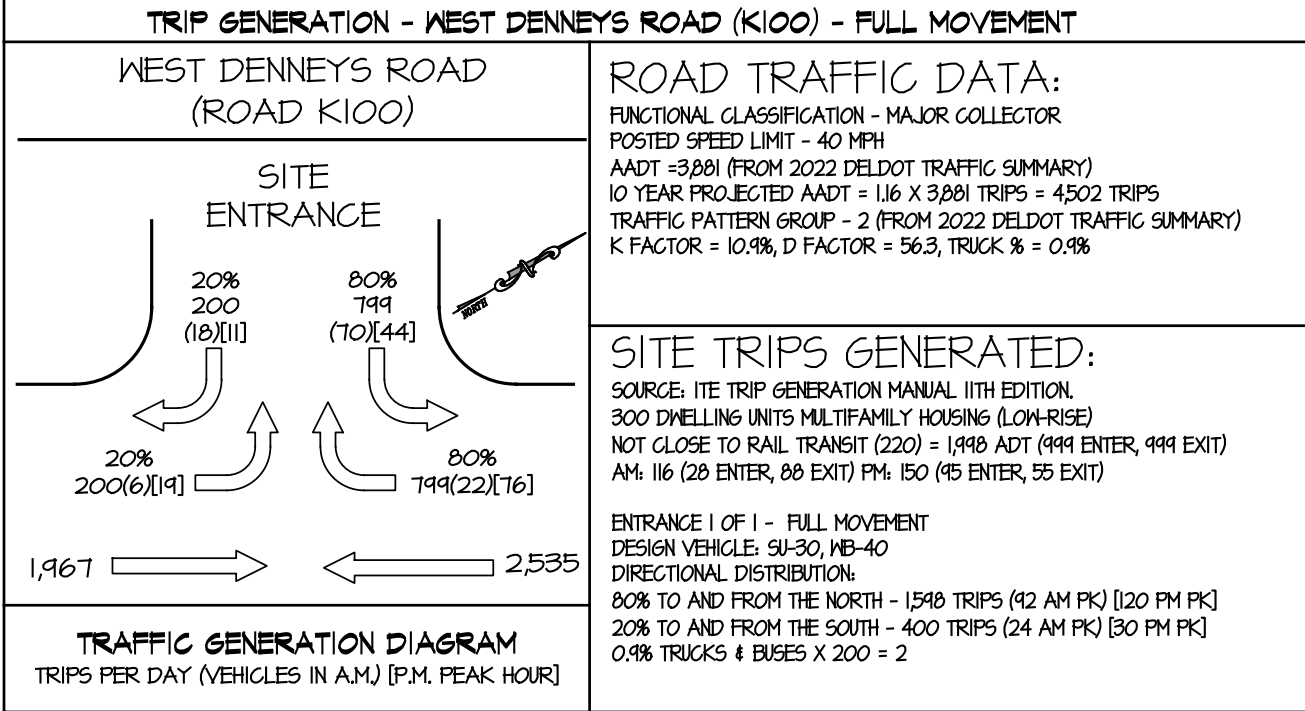


SCALE: 1"=400'

KENT COUNTY, DELAWARE

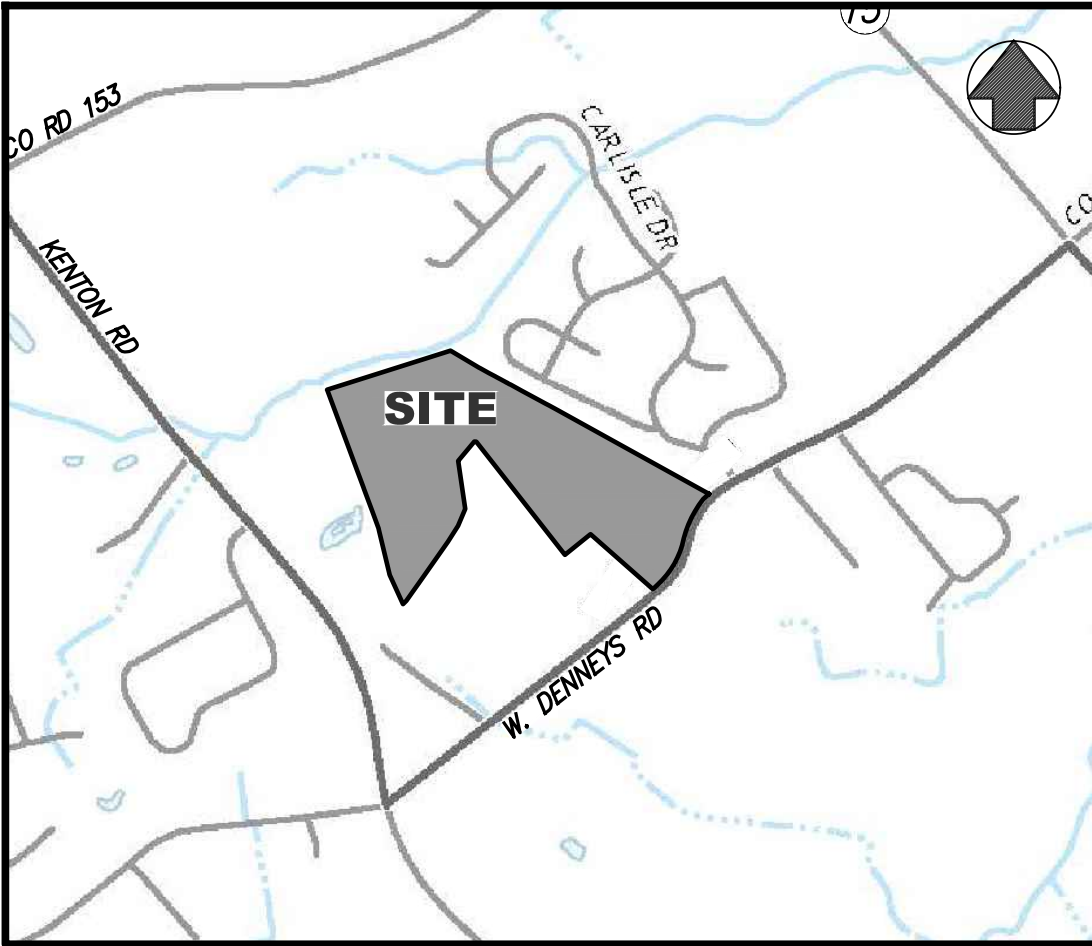
SHEET INDEX:

- SHEET 1 TITLE SHEET
SHEET 2 RECORD PLAN
SHEET 3 EXISTING CONDITIONS PLAN
SHEET 4 SITE PLAN
SHEET 5 SITE PLAN
SHEET 6 UTILITY PLAN
SHEET 7 UTILITY PLAN
SHEET 8 CONCEPTUAL LANDSCAPE & ACTIVE RECREATION PLAN



LOCATION MAP

SCALE: 1" = 400'



LOCATION MAP

SCALE: 1" = 1,200'

GENERAL NOTES:

- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES, THE ENTRANCE SUBDIVISION SIGN, AND ACTIVE RECREATION AMENITIES.
- ALL PUBLIC UTILITIES NOT LOCATED WITHIN CITY ROAD RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A PUBLIC DRAINAGE AND UTILITY EASEMENT.
- ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (H.O.A.) WITH THE RESPONSIBILITY OF MAINTENANCE FOR THE H.O.A. TO BEGIN AT THE COMPLETION OF THE PROJECT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- A TOPOGRAPHIC SURVEY WAS PREPARED BY MORRIS & RITCHIE ASSOCIATES, LAST UPDATED AUGUST 2022.
- A BOUNDARY SURVEY WAS PREPARED BY MORRIS & RITCHIE ASSOCIATES, PREPARED OCTOBER 12, 2022.
- ALL FIRE LINES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, JULY 2023.
- ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS, ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.
- DECLARANT HEREBY GRANTS THE CITY OF DOVER, ITS AGENCIES AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE CITY OF DOVER CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THE HOMEOWNERS' ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE CITY OF DOVER CODE AND IN ACCORDANCE WITH THE RECORDED OR APPROVED PLAN, THE CITY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS' ASSOCIATION.
- DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION, SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
- MAINTENANCE OF ALL STORMWATER FACILITIES AND OPEN SPACE ON SITE INCLUDING BUT NOT LIMITED TO STORMWATER PONDS, BIOFILTRATION AREAS AND ROCK OUTLET PROTECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS ALL MAINTENANCE IS TURNED OVER TO THE HOMEOWNERS ASSOCIATION FOR LONG TERM MAINTENANCE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- PUBLIC WATER SUPPLY AND FIRE PROTECTION TO BE PROVIDED BY TIDENATER UTILITIES UPON APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DOVER UPON APPROVAL FROM THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- THE CITY OF DOVER AND THE KENT COUNTY CONSERVATION DISTRICT (802-741-2600, EXT. 3) SHALL BE NOTIFIED TWO WEEKS PRIOR TO THE START OF CONSTRUCTION.
- A PORTION OF WINDWARD RIDGE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN LINE PER THE REVISED F.E.M.A. MAP NUMBER 15000100262H DATED MAY 5, 2023.

MRA

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DEVELOPER
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246 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19871
(302) 226-6845

WINDWARD RIDGE

KENT COUNTY, DELAWARE
CITY OF DOVER

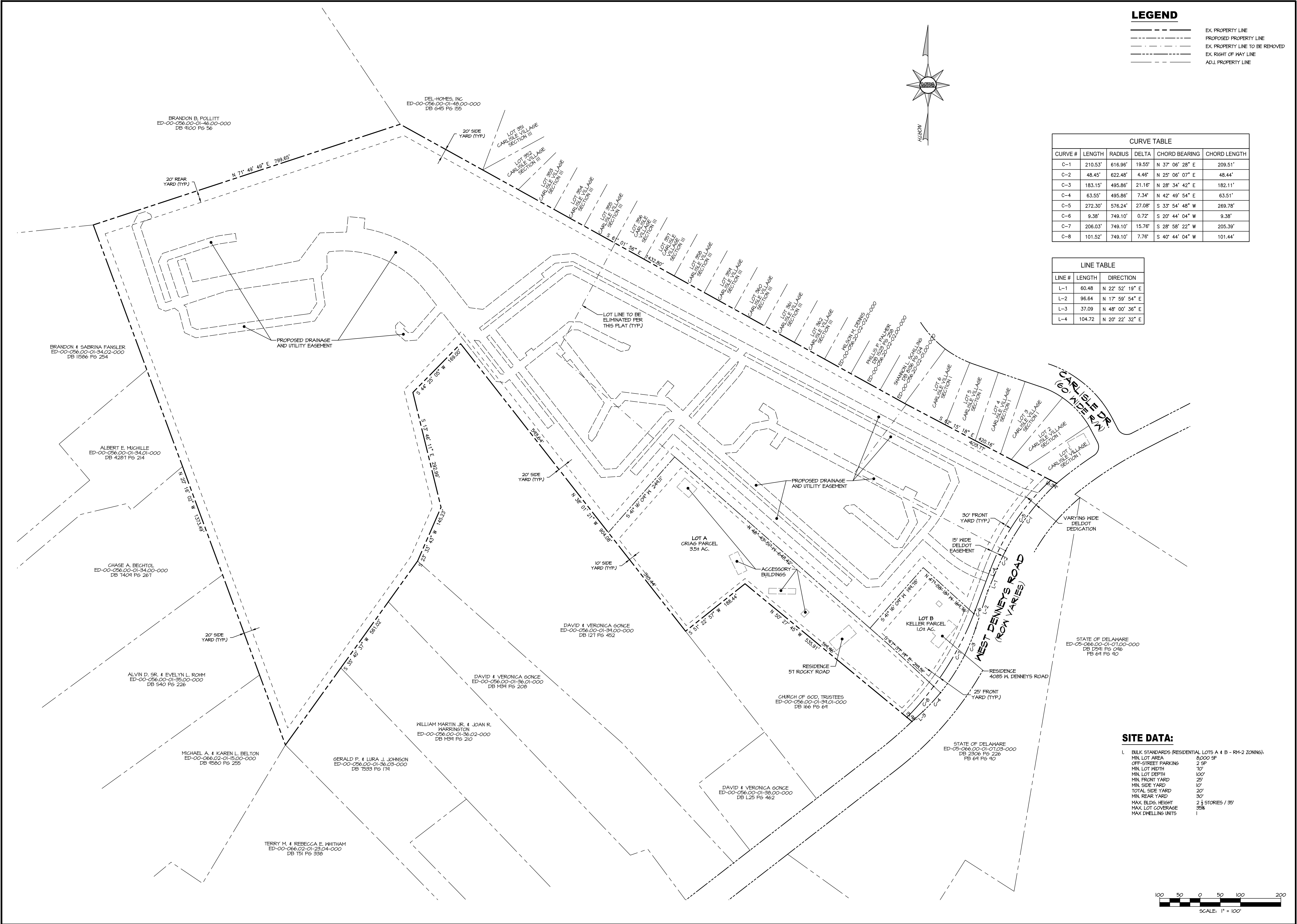
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NO.	REVISION	DATE
JOB NO. 21905	DRAWN BY FRP	CHECKED BY CWB
		ISSUED 08/15/23

SHEET TITLE

PRELIMINARY PLAN
TITLE SHEET

SHEET NUMBER



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WINDWARD RIDGE

KENT COUNTY, DELAWARE
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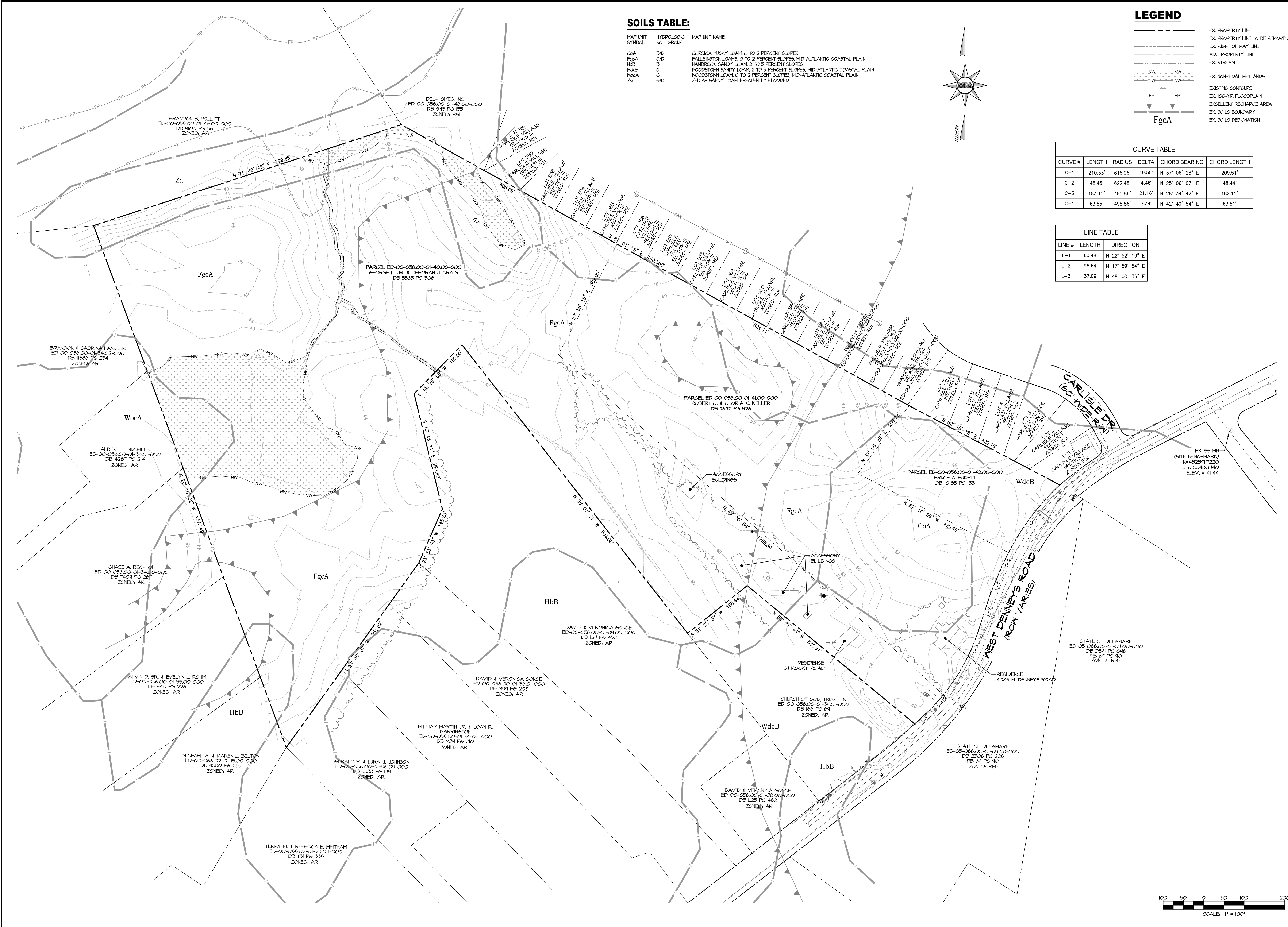
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21905	ISSUED	08/15/23

SHEET TITLE

PRELIMINARY PLAN
RECORD PLAN

SHEET NUMBER

2 OF 8



SOILS TABLE:

MAP UNIT SYMBOL	HYDROLOGIC SOIL GROUP	MAP UNIT NAME
CoA	B/D	CORSICA MUCKY LOAM, 0 TO 2 PERCENT SLOPES
FgcA	C/D	FALLSINGTON LOAMS, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN
HbB	B	HAMERBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES
HbB	C	WOODSTOCK SANDY LOAM, 2 TO 5 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN
HcA	C	WOODSTOCK LOAM, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN
Za	B/D	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED

LEGEND

---	EX. PROPERTY LINE
---	EX. PROPERTY LINE TO BE REMOVED
---	EX. RIGHT OF WAY LINE
---	ADJ. PROPERTY LINE
---	EX. STREAM
---	EX. NON-TIDAL WETLANDS
---	EXISTING CONTOURS
---	EX. 100-YR FLOODPLAIN
---	EXCELLENT RECHARGE AREA
---	EX. SOILS BOUNDARY
---	EX. SOILS DESIGNATION

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	210.53'	616.96'	19.55'	N 37° 06' 28" E	209.51'
C-2	48.45'	622.48'	4.46'	N 25° 06' 07" E	48.44'
C-3	183.15'	495.86'	21.16'	N 28° 34' 42" E	182.11'
C-4	63.55'	495.86'	7.34'	N 42° 49' 54" E	63.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	60.48	N 22° 52' 19" E
L-2	96.64	N 17° 59' 54" E
L-3	37.09	N 48° 00' 36" E

WINDWARD RIDGE
KENT COUNTY, DELAWARE
CITY OF DOVER

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ISSUED 08/15/23		
SHEET TITLE		

**PRELIMINARY PLAN
EXISTING CONDITIONS**



LEGEND

- EX. PROPERTY LINE
- PROPOSED PROPERTY LINE
- EX. PROPERTY LINE TO BE REMOVED
- EX. RIGHT OF WAY LINE
- ADJ. PROPERTY LINE
- EX. STREAM
- EX. NON-TIDAL WETLANDS
- EX. WETLAND BUFFER
- EX. 100-YR FLOODPLAIN
- EXCELLENT RECHARGE AREA
- PR. 10' WIDE EMERGENCY ACCESS

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KENT COUNTY, DELAWARE
CITY OF DOVER

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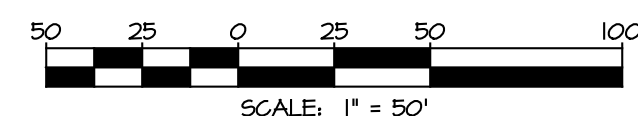
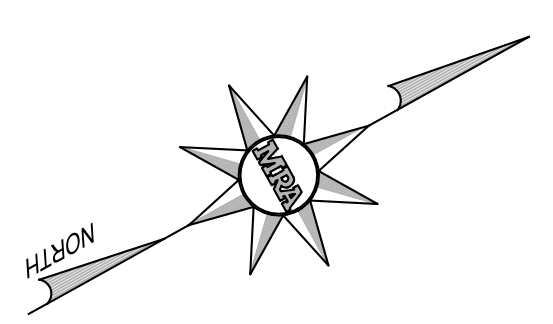
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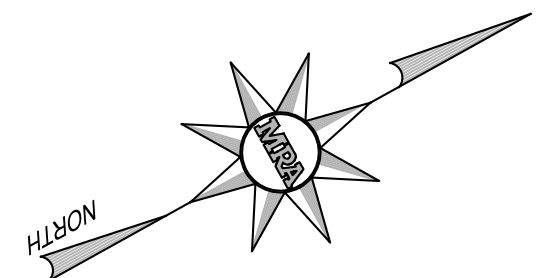
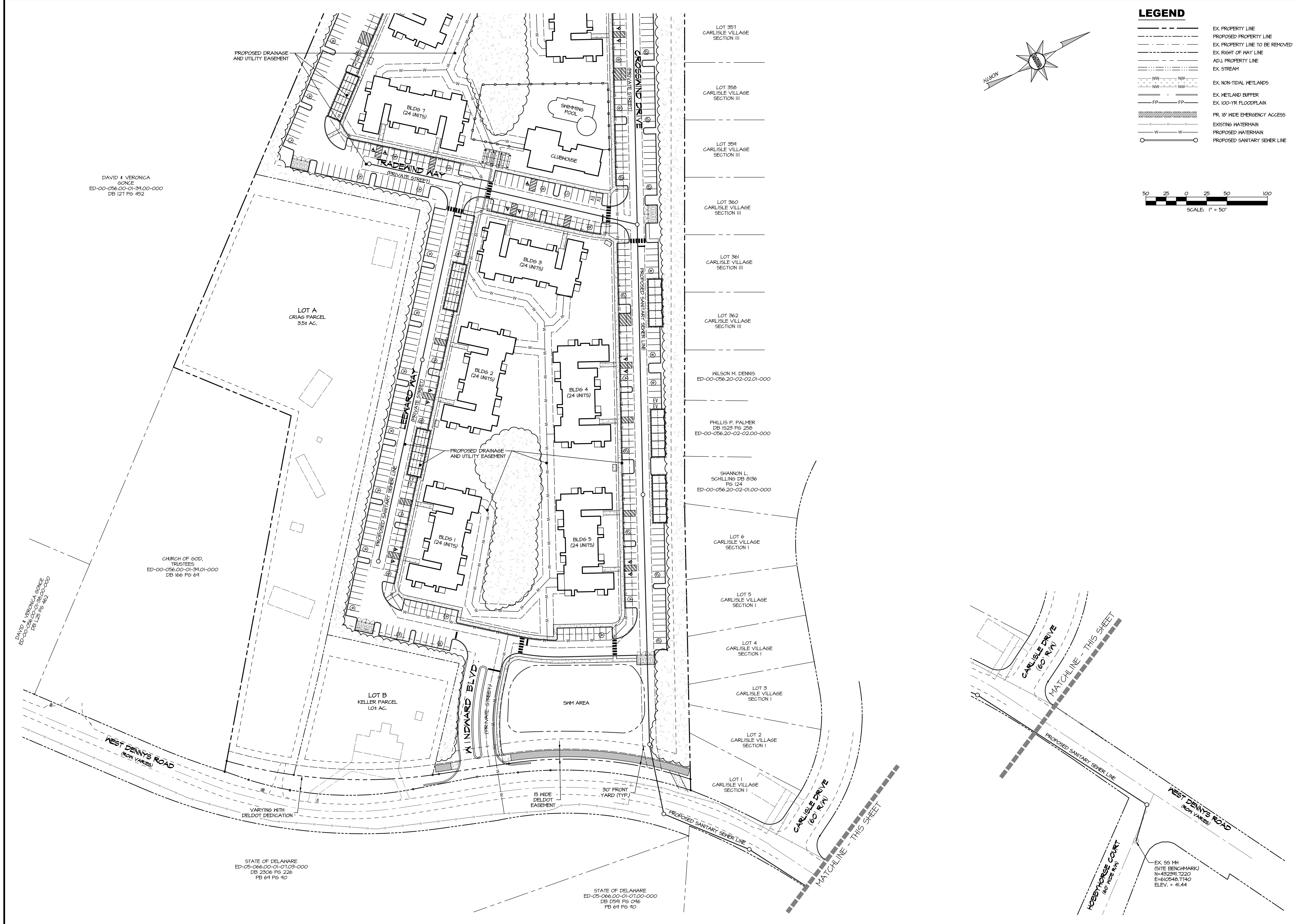
SHEET TITLE

PRELIMINARY PLAN
SITE PLAN

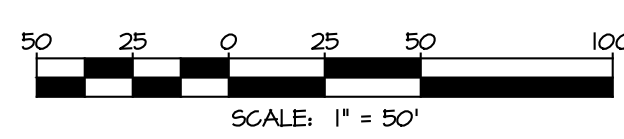
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	EX. PROPERTY LINE
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	EX. PROPERTY LINE TO BE REMOVED
	EX. RIGHT OF WAY LINE
	ADJ. PROPERTY LINE
	EX. STREAM
	EX. NON-TIDAL WETLANDS
	EX. WETLAND BUFFER
	EX. 100-YR FLOODPLAIN
	EXCELLENT RECHARGE AREA
	FR. 10' WIDE EMERGENCY ACCESS





- LEGEND**
- EX. PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EX. PROPERTY LINE TO BE REMOVED
 - EX. RIGHT OF WAY LINE
 - ADJ. PROPERTY LINE
 - EX. STREAM
 - EX. NON-TIDAL WETLANDS
 - EX. WETLAND BUFFER
 - EX. 100-YR FLOODPLAIN
 - PR. 10' WIDE EMERGENCY ACCESS
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER LINE



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WINDWARD RIDGE

KENT COUNTY, DELAWARE
CITY OF DOVER

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PRELIMINARY PLAN UTILITY PLAN			
SHEET NUMBER			
6 OF 8			

LEGEND

- EX. PROPERTY LINE
- PROPOSED PROPERTY LINE
- EX. PROPERTY LINE TO BE REMOVED
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- EX. NON-TIDAL WETLANDS
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- EX. 100-YR FLOODPLAIN
- PR. 10' WIDE EMERGENCY ACCESS
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCEMAIN

BRANDON & SABRINA
FANSLER
ED-00-056.00-01-34.02-000
DB 11566 PG 254

ALBERT E. MICHILLE
ED-00-056.00-01-34.01-000
DB 4287 PG 214

CHASE A. BECHTOL
ED-00-056.00-01-34.00-000
DB 1404 PG 261

ALVIN D. SR. & EVELYN L.
ROHM
ED-00-056.00-01-35.00-000
DB 540 PG 226

MICHAEL A. & KAREN L.
BELTON
ED-00-066.02-01-15.00-000
DB 4580 PG 255

GERALD P. & LURA J.
JOHNSON
ED-00-056.00-01-36.03-000
DB 7593 PG 174

WILLIAM MARTIN JR. &
JOAN R. WARRINGTON
ED-00-056.00-01-36.02-000
DB 1494 PG 210

DAVID & VERONICA
GONCE
ED-00-056.00-01-36.01-000
DB 1494 PG 208

DAVID & VERONICA
GONCE
ED-00-056.00-01-34.00-000
DB 121 PG 452

BRANDON B. POLLITT
ED-00-056.00-01-46.00-000
DB 9100 PG 56

DEL-HOMES, INC
ED-00-056.00-01-48.00-000
DB 645 PG 155

LOT 351
CARLISLE VILLAGE
SECTION III

LOT 352
CARLISLE VILLAGE
SECTION III

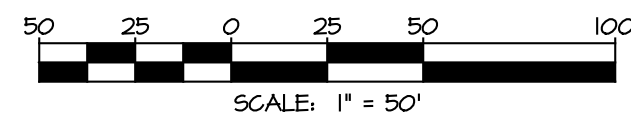
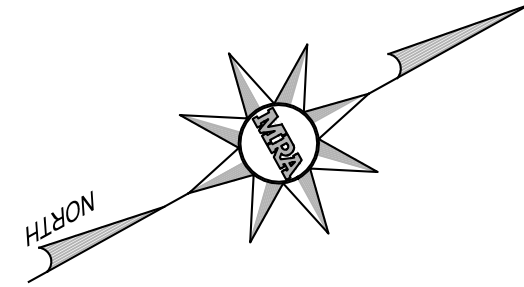
LOT 353
CARLISLE VILLAGE
SECTION III

LOT 354
CARLISLE VILLAGE
SECTION III

LOT 355
CARLISLE VILLAGE
SECTION III

LOT 356
CARLISLE VILLAGE
SECTION III

LOT 357
CARLISLE VILLAGE
SECTION III



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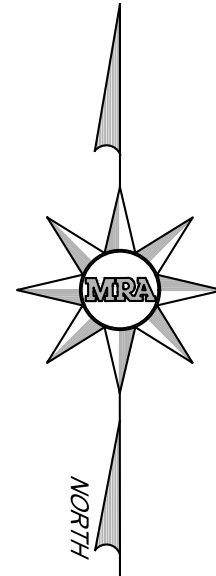
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SHEET TITLE

PRELIMINARY PLAN
UTILITY PLAN

SHEET NUMBER



ACTIVE RECREATIONAL AREA:	
REQUIRED:	275 PER DU 275 x 302 = 83,050 SF (1.90 AC.)
PROPOSED:	
CLUBHOUSE AREA:	21,240 SF
TOT LOT AREA:	5,565 SF
WALKING TRAILS:	20,610 SF
EXERCISE/PICNIC AREA:	21,525 SF
DOG PARK AREA:	22,360 SF
TOTAL:	91,360 SF (2.24 AC.)

2. WOODLAND PRESERVATION CALCULATIONS:
EXISTING WOODS: 31.44 AC
WOODS TO REMAIN: 19.02 AC (50.8%)
3. LANDSCAPE REQUIREMENTS: 1 TREE / 3,000 SF DEVELOPED AREA
DEVELOPED AREA: 817,561 SF
REQUIRED: 273
PROPOSED: 273
4. SITE LIGHTING: PARKING AREAS WILL BE ILLUMINATED BY
POLE MOUNTED LIGHTS.

1. WALKING TRAILS AND RECREATIONAL AMENITIES SHOWN IN EXISTING WOODED AREAS ARE TO BE MUCH BASED AND INSTALLED WITHOUT DISTURBING ANY EXISTING TREES OR ROOT SYSTEMS.
2. FINAL PLANTING SPECIES AND DETAILS WILL BE PROVIDED ON THE FINAL LANDSCAPE PLAN AND SHALL BE APPROVED BY THE CITY OF DOVER. WHEN SUCH TREE SPECIES ARE DETERMINED, PERMITS SHALL BE GIVEN TO THOSE LISTED IN THE "SUGGESTED TABLE OF TREES FOR THE CITY OF DOVER AND TO INCLUDE NATIVE SPECIES WHERE PRACTICAL."
3. ALL PLANTED TREES SHALL HAVE A ONE-YEAR REPLACEMENT GUARANTEE.

**MORRIS & RITCHIE
ASSOCIATES, INC.**

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KENT COUNTY, DELAWARE
CITY OF DOVER

EX. PROPERTY LINE
 EX. PROPERTY LINE TO BE REMOVED
 EX. RIGHT OF WAY LINE
 ADJ. PROPERTY LINE
 EX. STREAM
 EX. NON-TIDAL WETLANDS
 EX. WETLAND BUFFER
 EX. 100-YR FLOODPLAIN
 EXCELLENT RECHARGE AREA
 PR. 10' WIDE EMERGENCY ACCESS
 PROPOSED TREE
 PROPOSED FENCE

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SHEET TITLE			

**PRELIMINARY PLAN
ACTIVE RECREATION
AND LANDSCAPE PLAN**

SHEET NUMBER