

A map of the proposed site and surrounding area. The map shows a network of roads, including College Parkway and College Rd. A shaded area labeled 'PROP. SITE' is located near the intersection of College Parkway and College Rd. To the north of the site is a 'FLOODPLAIN (TYP.)' indicated by diagonal hatching. To the west of the site are 'WETLANDS (TYP.)' also indicated by diagonal hatching. To the east of the site is 'BLUELINE STREAM (TYP.)' shown as a blue line. The map also shows various building footprints and other land parcels.

SCALE: 1" = 500'
PANEL # 10001C0166H DATE: 5/5/2003

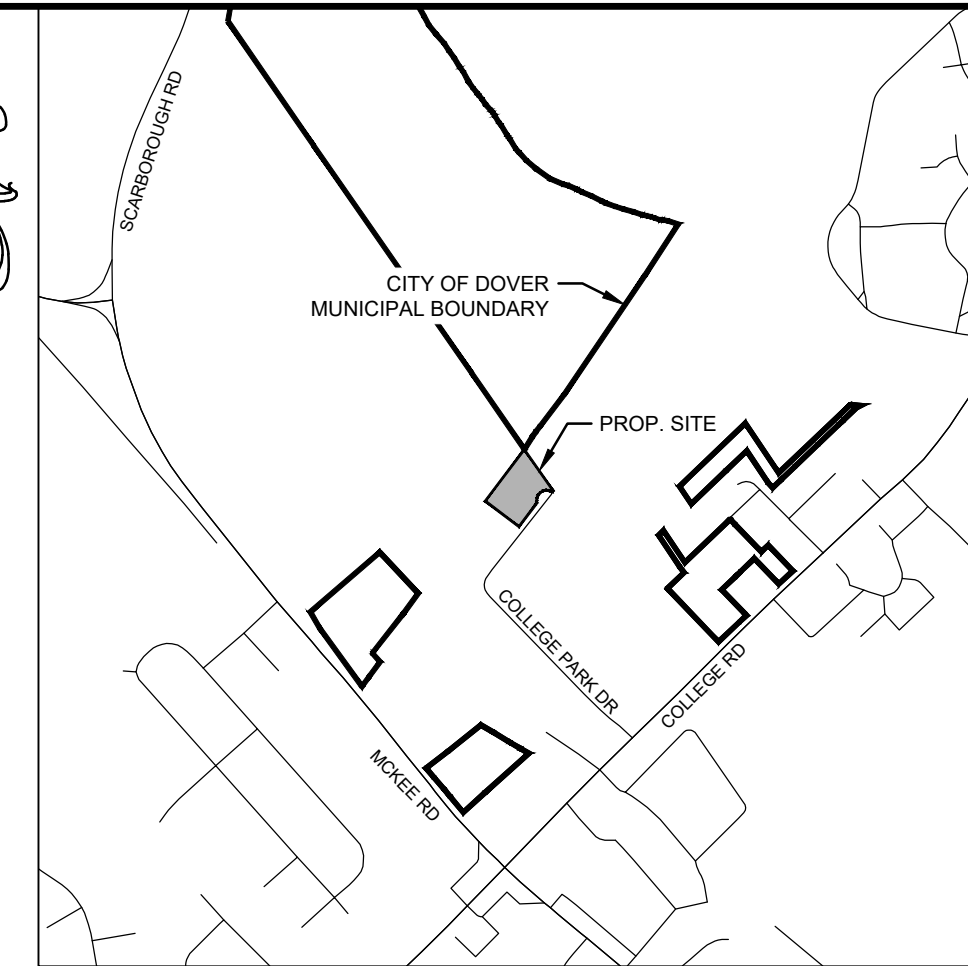
PROPERTY LINE / RIGHT OF WAY
ADJOINING PROPERTY LINE
BUILDING RESTRICTION LINE
EASEMENT
CENTER LINE OF ROAD
EDGE OF PAVING
CURB
DRIVEWAY
CONTOURS
SWALE
LIMIT OF CONSTRUCTION
WETLANDS LINE AND FLAG
(2017 DNR)
FLOODPLAIN
SOILS/DESIGNATION



SITE OVERVIEW

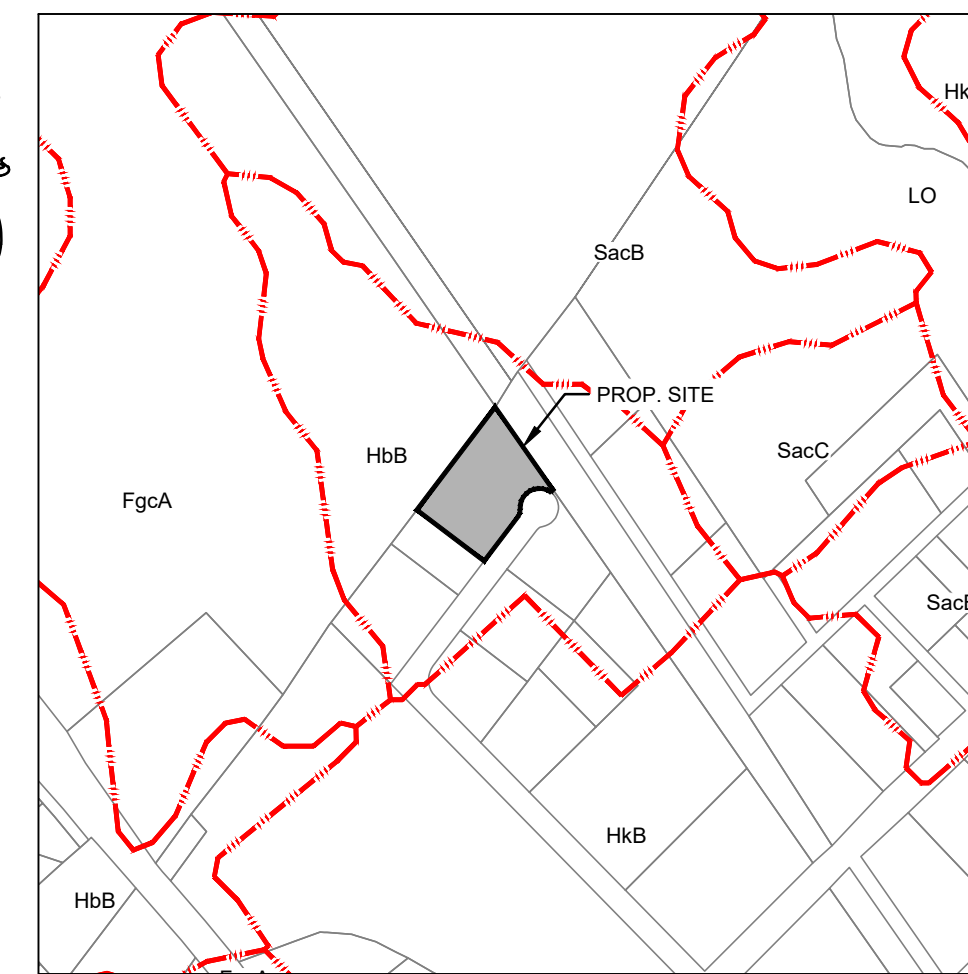
SCALE: 1" = 60'

Sheet Number	Sheet Title
RP-1	RECORD PLAN COVER SHEET
RP-2	RECORD PLAN
EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
FP-1	FIRE PROTECTION PLAN
LP-1	LANDSCAPE PLAN



LOCATION MAP

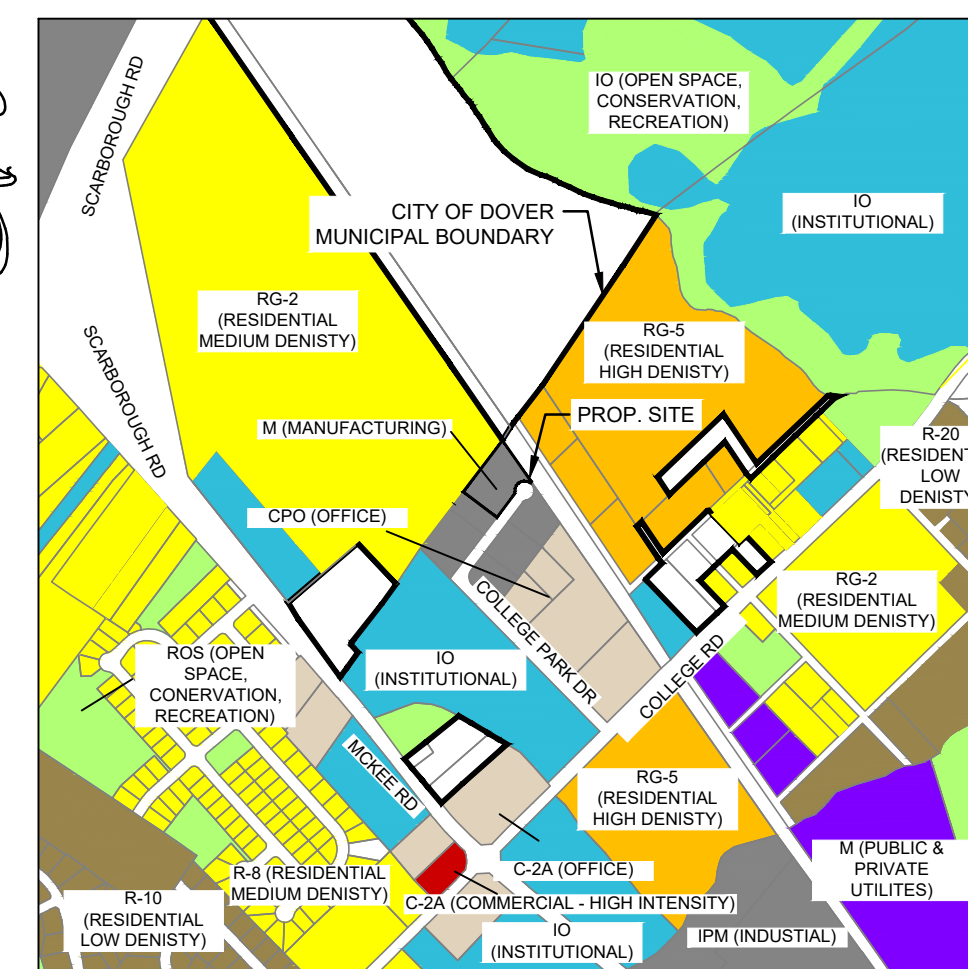
SCALE: 1" = 1000'



SOILS MAP

SCALE: 1" = 500'

SYMBOL	NAME	SOIL GROUP
FaCa	FALLSINGLING SANDY LOAMS, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN	CD
FpCa	FALLSINGLING LOAMS, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN	CD
HbB	HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES	B
HbB	HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	B/D
SaCb	SASSAFRASS SANDY LOAM, 2 TO 5 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN	B
SaCc	SASSAFRASS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN	B



ZONING MAP

SCALE: 1" = 1000'

1. ALL KNOWN EASEMENTS ARE SHOWN ON THE PLAN. HOWEVER, THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY.
2. THE ITEMS DEPICTED ON THE FINAL SITE PLAN ARE FOR ILLUSTRATIVE AND OUTLINE PURPOSES ONLY. THE GENERAL LOCATION AND DIMENSIONS OF ITEMS DEPICTED ON THE FINAL SITE PLAN MAY BE SUPERCEDED BY APPROVED / REVISED CONSTRUCTION DRAWINGS, BUILDING PERMIT DRAWINGS AND OTHER MODIFICATIONS THERETO APPROVED BY THE AUTHORITIES HAVING JURISDICTION AT THE SOLE DISCRETION OF THE DEVELOPER INCLUDING THE DEVELOPER'S SUCCESSORS AND ASSIGNS.
3. ALL LIGHTING SHALL BE DOWNWARD SCREENED TO MINIMIZE GLARE ON SURROUNDING PROPERTIES.
4. A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY ADDITIONAL SIGNS.
5. KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE REVIEWS.
6. KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.
7. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES.
8. KENT CONSERVATION DISTRICT AND/OR DNREC SEDIMENT AND STORMWATER PROGRAM MAY SEEK ENFORCEMENT ACTION AGAINST ANY OWNER DEEMED NEGLIGENT IN FULFILLING THE OPERATION AND MAINTENANCE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS

OWNER/DEVELOPER
STOLTZFUS, LLC
JOHN STOLTZFUS
1405 B FORREST AVE
DOVER, DE 19904
(302) 672-0984
EMAIL: enma@stoltzfus.com

SITE PLANNER, ENGINEER, AND SURVEYOR
SITEWORKS ENGINEERING
39 COMMERCE STREET
HARRINGTON, DE 19952
(302) 841-1701
EMAIL: dave.heatwole@siteworkseng.com

KENT CONSERVATION DISTRICT
1679 S DUPONT HWY
DOVER, DE 19901
(302) 608-5307
EMAIL: jared.adkins@delaware.gov

CITY OF DOVER DEPARTMENT OF WATER / WASTEWATER
15 LOCKERMANN PLAZA
DOVER, DE 19901
(302) 736-7025
EMAIL: jlynn@dover.de.us

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED 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 MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, 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.

JOHN STOLTZFUS
STOLTZFUS, LLC
1406 B FORREST A
DOVER, DE 19904
(302) 672-0984

DATE _____

TAX PARCEL NO. 2-05-067.00-02-12.02
COLLEGE PARK DRIVE

SHOVELS SITING

PO BOX 2 | 39 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

RECORD PLAN COVER SHEET

EAST DOVER HUNDRED, CITY OF DOVER, KENT COUNTY, DELAWARE

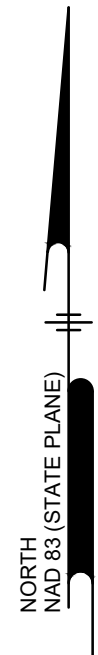
ISSUE / REVISION BLOCK
6/7/24 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
AS NOTED	24-436	DMH
DRAWING NUMBER		

RP-1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	115.92'	50.00'	132°50'22"	91.65'	S60°52'12"W
C2	18.69'	25.00'	042°50'23"	18.26'	S15°52'07"W

PARCEL: 2-05-067 00-02-12.02-00001
N/F STOLTZFUS, LLC
CURRENT ZONING:
MANUFACTURING (CITY OF DOVER)
AREA: 65,661 SF, 1.507 AC



SITE DATA:

- TAX PARCEL NUMBER: 2-05-06700-02-1202-00001
SOURCE OF TITLE: DEED BOOK 10173 / 120
OTHER REFERENCES: PLOT BOOK 153 / 75, PLOT BOOK 104 / 55
- PROPERTY OWNER/DEVELOPER & ADDRESS: STOLTZFUS, LLC
1406 B FORREST AVE
DOVER, DE 19904
- TOTAL LOTS / PARCELS: 1 EXISTING, NO ADDITIONAL PARCELS PROPOSED
- SITE AREA AND ACREAGE: 65,661 SF, 1.507 AC
- PROPERTY ADDRESS: 1285 COLLEGE PARK DR
DOVER, DE 19904
- HUNDRED/MUNICIPALITY: EAST DOVER HUNDRED / CITY OF DOVER
- THE CITY OF DOVER RESPONSIBLE FOR LAND DEVELOPMENT APPROVAL.
- EXISTING ZONING: M - MANUFACTURING
- PRESENT USE: WAREHOUSING
- PROPOSED USE: WAREHOUSING
- AREA REGULATIONS:

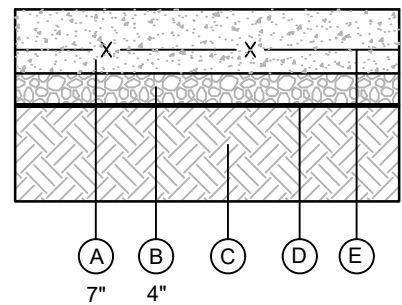
	M	PROPOSED
MIN. LOT AREA	0.5 AC	1.507AC
LOT WIDTH (FT)	100 FT	300 FT
LOT DEPTH (FT)	150 FT	220 FT
FRONT YARD (FT)	40 FT	40 FT
SIDE YARD (FT)	20 FT	20 FT
REAR YARD (FT)	20 FT	20 FT
SIDE OR REAR YARD ADJ. RESIDENTIAL	50 FT	50 FT
FLOOR AREA RATIO	0.5	0.2

- REQUIRED PARKING / LOADING:
1 / 800 SF OF FLOOR AREA
1 / EMPLOYEE (LARGEST SHIFT IF GREATER THAN PARKING REQUIREMENT ABOVE)
NUMBER OF EMPLOYEES:
REQUIRED PARKING SPACES
EXISTING SPACES
PROPOSED SPACES
PROPOSED LOADING:
BICYCLE PARKING:
- EXISTING 10,000 SF / 800 = 13 SPACES, PROPOSED 15,120 SF / 800 = 19 SPACES
5 EXISTING EMPLOYEES, NONE PROPOSED.
19 SPACES
12 SPACES
11 SPACES (VARIANCE REQUIRED)
2 SPACES
1 SPACE REQUIRED FOR EVERY 20 VEHICLE PARKING SPACES.
13 VEHICLE SPACES PROVIDED, 1 BICYCLE SPACE REQUIRED, 1 PROVIDED

- MAXIMUM HEIGHT ALLOWED:
PROPOSED HEIGHT:
- LOT COVERAGE CHART (85% ALLOWABLE)

EXISTING	PROPOSED
0.403 AC (26.7%)	0.552 AC (36.8%)

- EASEMENTS
WATER, SEWER, & ELECTRIC SUPPLIER:
GAS SERVICE PROVIDER:
SANITATION:
FEMA FLOOD MAP: THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 100100160H DATED MAY 5, 2003).
- 2020 STATE INVESTMENT AREA:
LATITUDE AND LONGITUDE STATE PLANE COORDINATES:
LATITUDE: N 39° 18' 16"
LONGITUDE: W 75° 55' 33"
- WETLAND & WATERS OF THE U.S.:
PROPOSED DISCHARGE LOCATION:
PROXIMITY TO T.I.D.:
LIMIT OF DISTURBANCE:
SURVEY DATUM:
WATERSHED:
- ALL KNOWN EASEMENTS ARE SHOWN ON THE PLAN.
CITY OF DOVER
CHESAPEAKE UTILITIES, INC.
PRIVATE HAULER
LEVEL 1
ON-SITE DRY DETENTION BASIN
±0.8 MILES TO THE CHESWOLD AREA TID (UNDER DEVELOPMENT)
0.5 ACRES
NAD 83 / NAVD 88
ST JONES RIVER

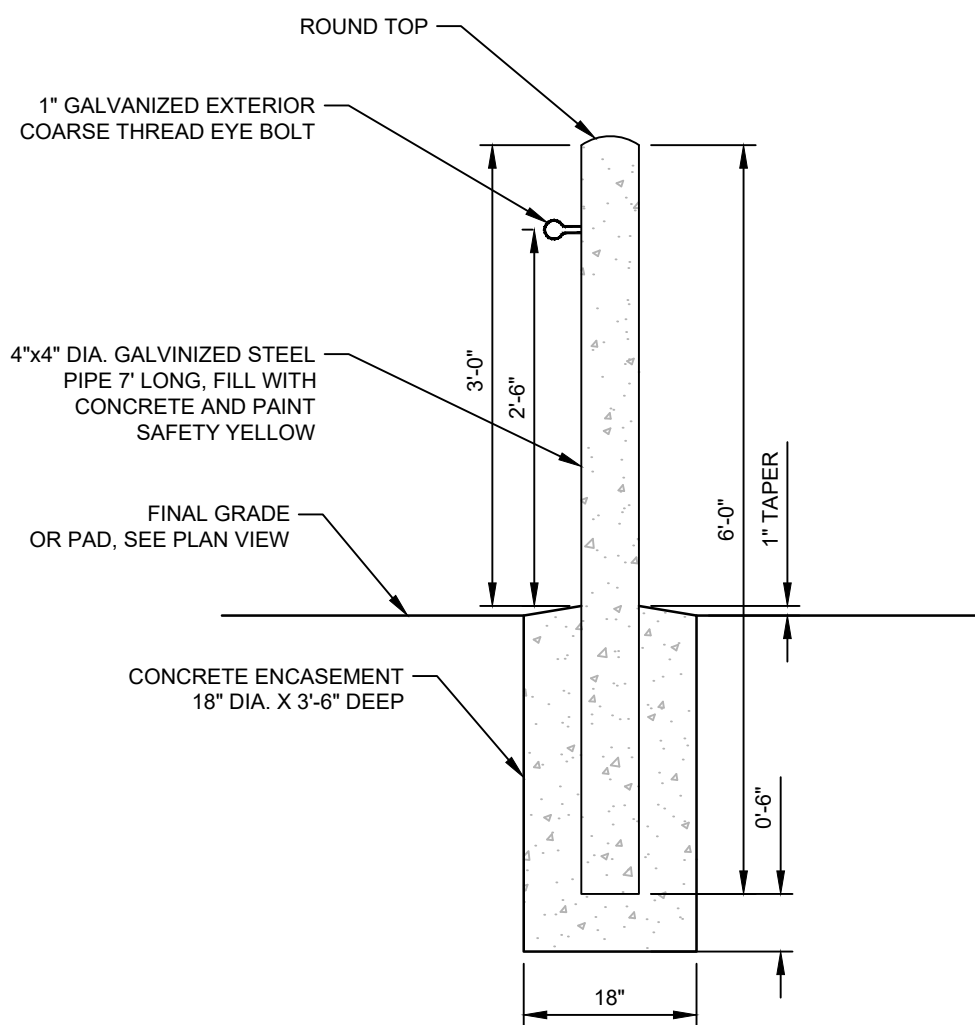


NOTES / LEGEND:

- FC=4,000 PSI CONCRETE PROVIDED WITH 7% AIR-ENTRAINMENT
- GRADED AGGREGATE BASE COURSE (TYPE B CRUSHER RUN)
- COMPACTED SUBGRADE. SUBGRADE SHOULD BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
- GEOTEXTILE WOVEN FABRIC (CLASS 1)
- 1 LAYER OF 6X6 - W 2.9 X 2.9 W.W.F., 2" CLEAR
- CONTROL JOINTS, ISOLATION JOINTS, LOAD TRANSFER DEVICES, AND REINFORCEMENT AS REQUIRED.

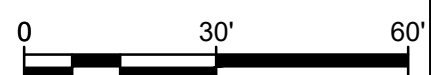
CONCRETE PAD DETAIL

NOT TO SCALE



BICYCLE PARKING POST

NOT TO SCALE



SITEWORKS
ENGINEERING

PO BOX 2 | 39 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

RECORD PLAN

STOLTZFUS WAREHOUSE

TAX PARCEL NO. 2-05-067.00-02-12.02

COLLEGE PARK DRIVE

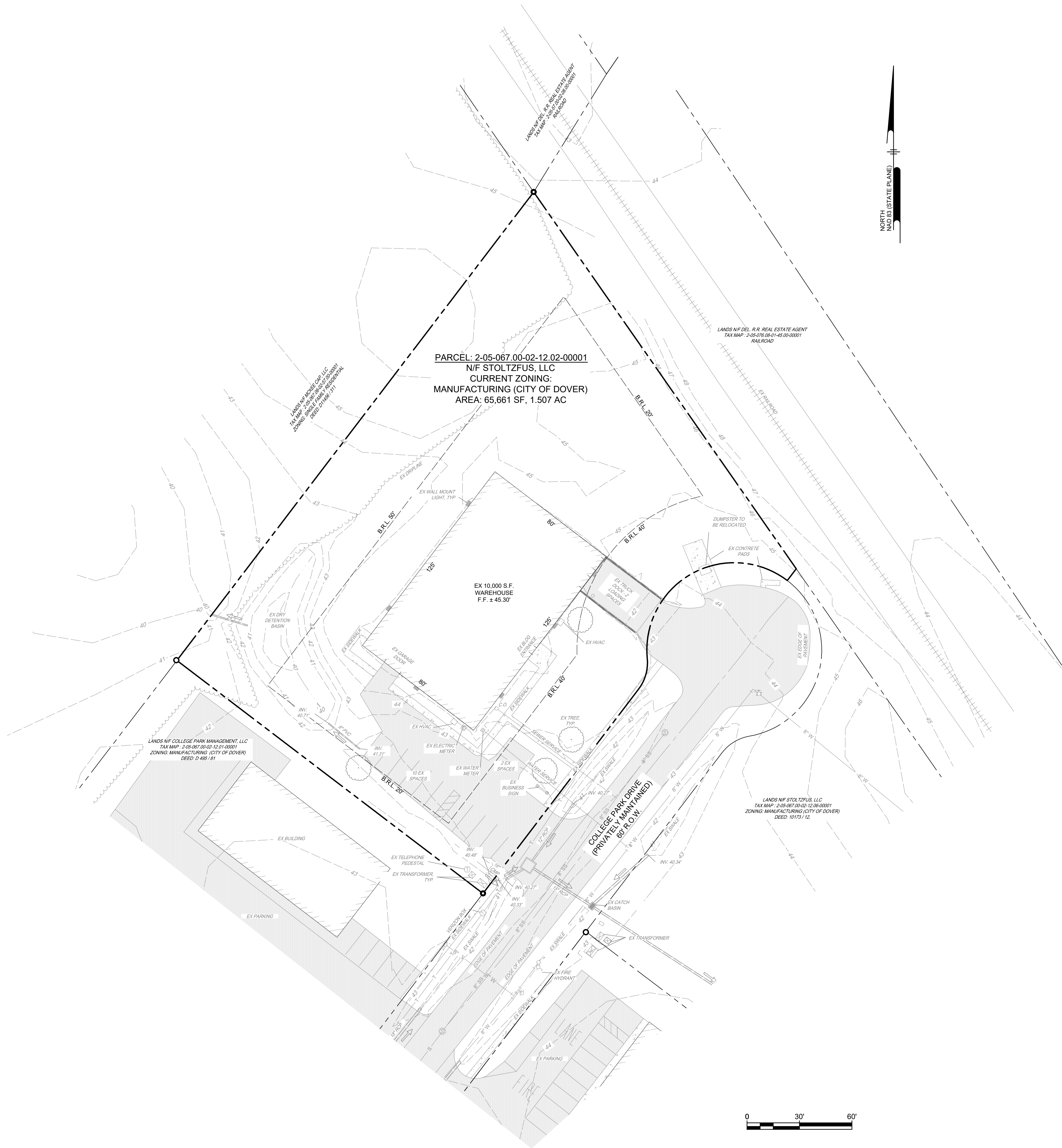
EAST DOVER HUNDRED, CITY OF DOVER, KENT COUNTY, DELAWARE

ISSUE / REVISION BLOCK
6/7/24 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
1" = 30'	24-436	DMH
DRAWING NUMBER		

RP-2

Z:\PROJECTS\Sheila_kent\04-16_College Park Warehouse\Design\04-16_Existing Conditions Rev.dwg PLOTTED: 6/7/2024 6:47 AM BY: Dan Hawkins PLOTSTYLE: SsiteWorks.dwg



PARCEL: 2-05-067.00-02-12.02-00001
N/F STOLTZFUS, LLC
CURRENT ZONING:
MANUFACTURING (CITY OF DOVER)
AREA: 65,661 SF, 1.507 AC

STOLTZFUS WAREHOUSE

TAX PARCEL NO. 2-05-067.00-02-12.02

COLLEGE PARK DRIVE

EAST DOVER HUNDRED, CITY OF DOVER, KENT COUNTY, DELAWARE

SITEWORKS
ENGINEERING

PO BOX 2 | 39 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

EXISTING CONDITIONS & DEMOLITION PLAN

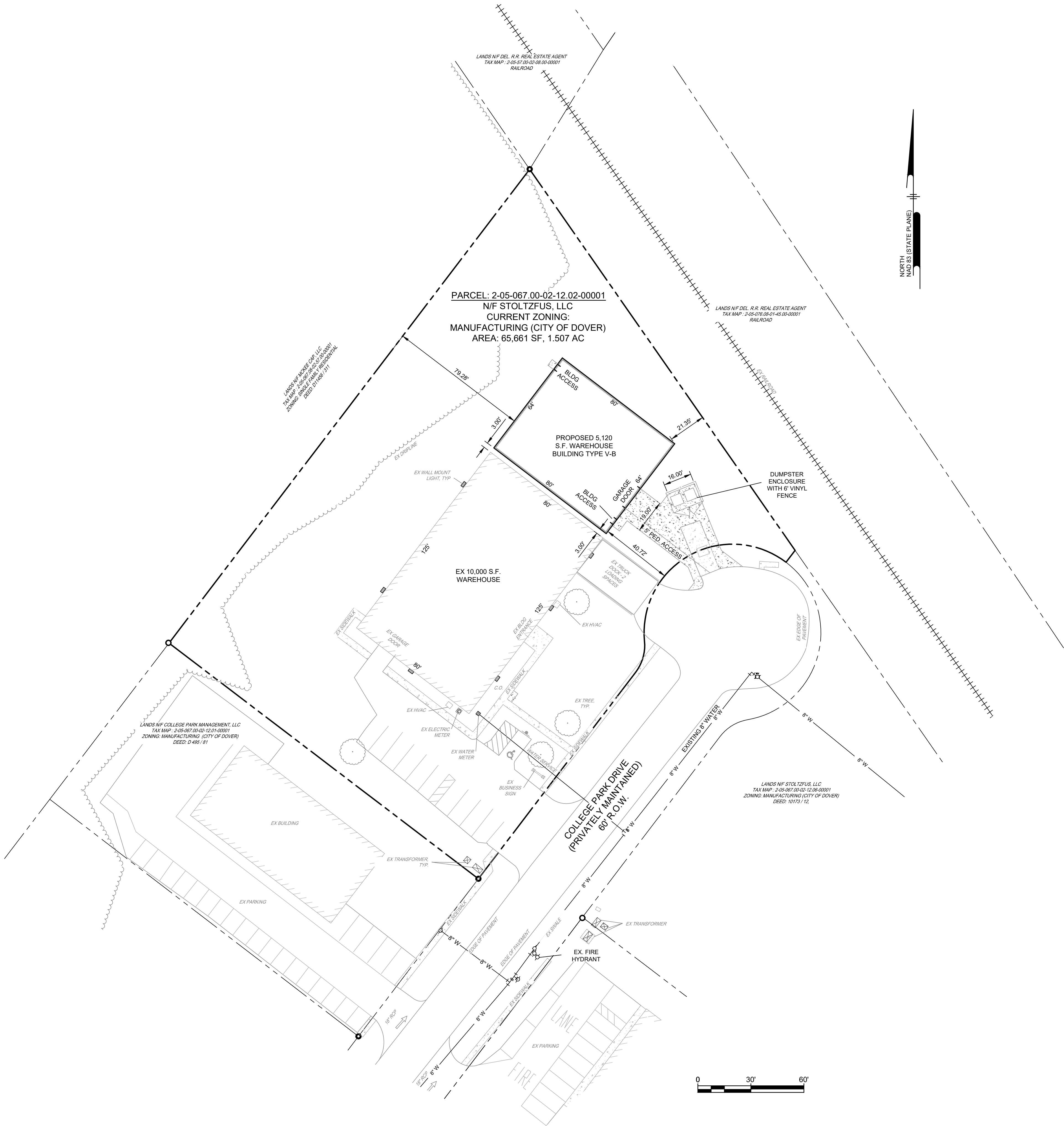
ISSUE / REVISION BLOCK
6/7/24 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
1" = 30'	24-436	DMH

DRAWING NUMBER

EX-1

Z:\PROJECTS\Sheila_KentCo\436_College Park Warehouse\Design\Sheet\436 - Fire Protection Plan.dwg PLOTTED: 6/7/2024 11:27 AM BY: Drew Hearnside PLOTTED: _SiteWorks-ENG.dwg



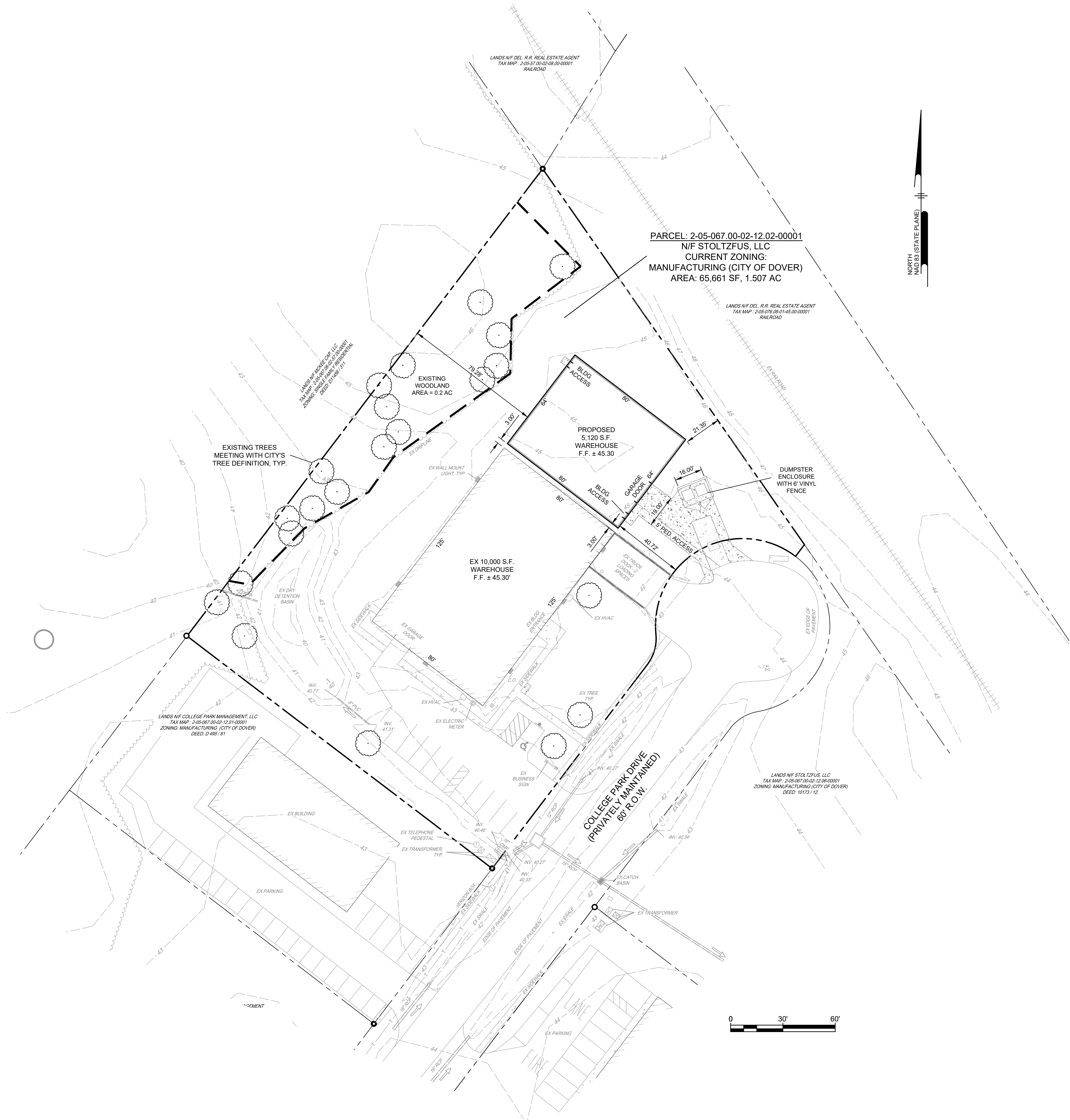
SITE DATA

- | | |
|------------------------------------|---|
| 1. PROJECT ADDRESS: | 1285 COLLEGE PARK DR, DOVER, DE 19904 |
| 2. TAX PARCEL NUMBER: | 2-05-06700-02-1202-00001 |
| 3. OWNER'S NAME AND ADDRESS: | STOLTZFUS LLC,
1406 B FORREST AVE
DOVER, DE 19904 |
| 4. SITE ENGINEER / APPLICANT: | SITEWORKS ENGINEERING
PO BOX 2
39 COMMERCE STREET
HARRINGTON, DE 19952 |
| 5. PROPOSED USE: | WAREHOUSE (ZONE: M) |
| 6. WATER SUPPLIER: | CITY OF DOVER |
| 7. MAX BUILDING HEIGHT: | ±21.0 FT TO PEAK, ± 18" TO EAVE |
| 8. PROPOSED BUILDING CONSTRUCTION: | TYPE V-B UNPROTECTED NON-COMBUSTIBLE |

NOTES

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THIS STRUCTURE WILL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.

Z:\PROJECTS\Shelton, Kent\04-16_College Park Warehouse\Design\04-16_Landscape\Plan.dwg PLOTTED: 6/7/2024 12:31 PM BY: Dawn Harkins



SITE DATA:

1. PROPERTY OWNER & ADDRESS: STOLTZFUS, LLC
1406 B FORREST AVE
DOVER, DE 19904
2. DEVELOPER: STOLTZFUS, LLC
1406 B FORREST AVE
DOVER, DE 19904
(302) 672-0964
3. DESIGN PROFESSIONAL CONTACT INFO: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
(410) 543-9091
4. PARCEL AND ACREAGE: PARCEL 2-05-067.00-02-1202-00001: 1.507 ACRES
5. PROPERTY ADDRESS: 1285 COLLEGE PARK DR,
DOVER, DE 19904
6. EXISTING ZONING: M - MANUFACTURING
7. PRESENT USE: WAREHOUSING
8. NO EXISTING WETLANDS PER THE DNREC ONLINE ENVIRONMENTAL NAVIGATOR
9. EXISTING WOODLANDS ON THE SITE = 0.2 AC.
10. LANDSCAPE REQUIREMENTS
TREE DENSITY:
REQUIRED: 22 = 65,661 SF / 3,000 SF
1 TREE PER 3,000 SF OF DEVELOPMENT AREA
EXISTING: 22 TREES
- NOTE: ALL TREES SHALL HAVE A ONE-YEAR REPLACEMENT GUARANTEE.

LANDSCAPING NOTES

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 PHASE I 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 ORIGINALLY SPECIFIED.
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 AND THE CITY OF DOVER'S PLANNING OFFICE.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

STOLTZFUS WAREHOUSE

TAX PARCEL NO. 2-05-067.00-02-12.02
COLLEGE PARK DRIVE

EAST DOVER HUNDRED, CITY OF DOVER, KENT COUNTY, DELAWARE

SITEWORKS
ENGINEERING

PO BOX 2 | 35 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

LANDSCAPE PLAN

ISSUE / REVISION BLOCK
6/7/24 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
1" = 30'	24-436	DMH
DRAWING NUMBER		

LP-1