

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A PLANNED NEIGHBORHOOD DEVELOPMENT WITH 250 TOWNHOUSES. A PORTION OF THE SITE WILL BE SUBDIVIDED OUT FOR THE POSSIBLE DEVELOPMENT OF A 200 UNIT APARTMENT COMPLEX. THE APARTMENT DEVELOPMENT IS NOT PART OF THIS DEVELOPMENT PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS OF ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS' EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO THE DELAYS FROM SAID RELIANCE.
- A FINAL TRAFFIC IMPACT STUDY LETTER WAS RECEIVED BY VERDANTAS FROM DELDOT ON DECEMBER 18,2025.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTES FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISPOSED.
- A WETLAND EVALUATION WAS CONDUCTED BY VERDANTAS IN OCTOBER 2022 AND WETLANDS WERE FOUND ON THE SITE. WETLAND FLAGGING WAS LOCATED AS PART OF THE BOUNDARY SURVEY.
- FLOODPLAINS ARE PRESENT ON SITE PER FEMA MAP PANEL 10001C0186J LAST REVISED 7/7/2014. THEY ARE SHOWN ON THE PLANS PER THIS MAPPING.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS AND BUILDINGS ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION, HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER, KENT CONSERVATION (KCD), DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT), AND OTHER APPROPRIATE FEDERAL, STATE, CITY, AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND DELDOT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT).
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD) FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- ALL PROPOSED SIGNS (PYLON SIGNS, MONUMENT SIGNS) ARE SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
- STORMWATER MANAGEMENT SEDIMENT/EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED BUILDING FOOTPRINTS. THE PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVEMENTIONED PLANS.
- WATER, SANITARY SEWER, AND STORM DRAIN PIPES AND STRUCTURES PROPOSED LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF WAY ARE INTENDED FOR DEDICATION TO THE CITY OF DOVER.
- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER", THIS SHALL INCLUDE CONDESATE. SECTION 11-231 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "ANY SYSTEM USED FOR CONVEYING RAIN WATER, SURFACE WATER, CONDENSATE, COOLING WATER OR SIMILAR LIQUID WASTES, EXCLUSIVE OF SEWAGE." THE CONTRACTOR, DEVELOPER, OWNER AND DESIGNERS SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN OCTOBER 3, 2022. AERIAL TOPOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS ON AUGUST 27, 2022.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH THE RESPONSIBILITY OF THE MAINTENANCE TO BEGIN AT THE COMPLETION OF THE PROJECT UPON FINAL ACCEPTANCE BY THE CITY, DELOT, AND KCD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
- ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
- ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, IS REQUIRED.
- ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.

SHEET LIST TABLE	
SHEET No.	SHEET TITLE
C-001	INDEX SHEET
C-002	NOTES
C-101	OVERALL EXISTING CONDITIONS
C-102	EXISTING CONDITIONS
C-201	OVERALL SITE PLAN
C-202	SITE PLAN
C-203	RECREATION AREA PLAN
C-301	UTILITY PLAN
C-401	GRADING PLAN
C-501	POST-DEVELOPMENT SWM PLAN
C-601	SIGNAGE AND STRIPING PLAN
C-901	CONSTRUCTION DETAILS
C-902	CONSTRUCTION DETAILS
C-903	CONSTRUCTION DETAILS
C-904	TYPICAL ROAD SECTION
L-101	OVERALL LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE NOTES AND DETAILS

CERTIFICATION OF ACCURACY

I, VERONICA M. DUBE, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING 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 THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

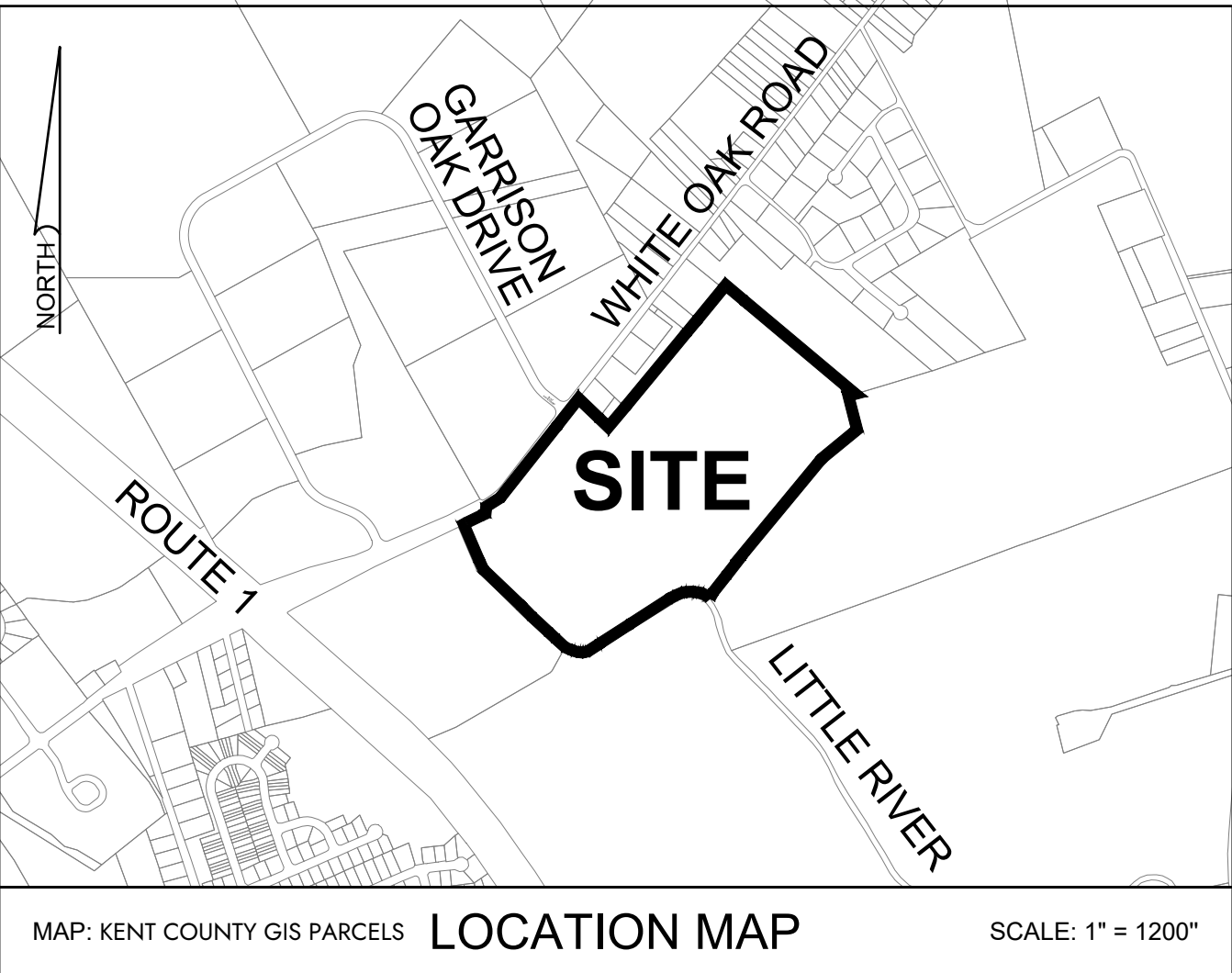
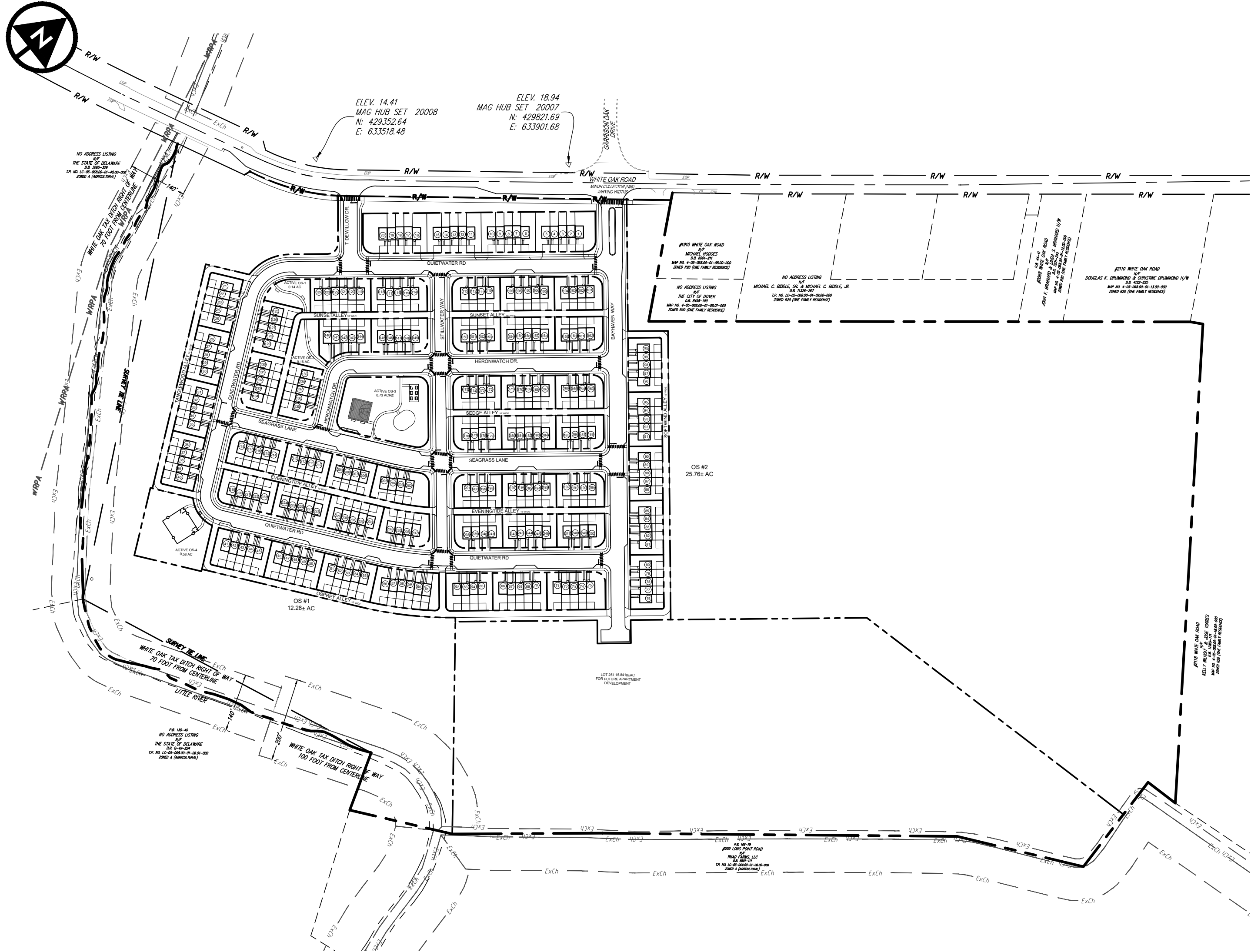
DATE _____
VERONICA M. DUBE P.E.
REGISTRATION # 14062

OWNER / DEVELOPER'S PLAN DEVELOPMENT APPROVAL

I THE UNDERSIGNED, HEREBY CERTIFY THAT BAY VILLAGE OF DOVER, 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 ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE _____
AUTHORIZED REPRESENTATIVE
BAY VILLAGE OF DOVER, LLC

PRELIMINARY SUBDIVISION PLAN BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD CITY OF DOVER~KENT COUNTY~DELAWARE



SITE DATA:

- TAX PARCEL NO.: 4-05-068.00-01-06.00-00001
- SOURCE OF TITLE: DEED: D6718 / 242
PLAT BOOK: 0113 0073
- OWNER: BAY VILLAGE OF DOVER, LLC
PO BOX 461
DOVER, DE 19903
- APPLICANT / EQUITABLE OWNER: BAY VILLAGE HOLDINGS, LLC
179 REHOBOTH AVE. SUITE 1081
REHOBOTH BEACH, DE 19971
- SITE ADDRESS: WHITE OAK ROAD
DOVER, DE 19901
- ZONING: EXISTING: RM-2 (RESIDENTIAL MEDIUM DENSITY)
PROPOSED: RM-2 WITH PLANNED NEIGHBORHOOD DEVELOPMENT (PND)
- PROPERTY USE: EXISTING: VACANT (FARM LAND)
PROPOSED: TOWNHOMES
- SITE ACREAGE: EXISTING: 79.1364± AC
PROPOSED: 79.1364± AC
R.O.W DEDICATION: -0.4059± AC
TOTAL: 78.7305± AC
- DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N.A.V.D. 88
- BENCHMARK: MAG NAIL 20007
ELEV: 18.94
NORTHING: 429821.69
EASTING: 633901.68
MAG NAIL 20008
ELEV: 14.41
NORTHING: 429352.64
EASTING: 633518.48
- ZONING REQUIREMENTS :

MIN. LOT AREA	REQUIRED (RM-2)	PROPOSED (RM-2 WITH PND)
MAX. DENSITY	20 AC	78.7305 AC
TOTAL DWELLING UNITS	8 DU / AC	5.72 DU / AC
TOWNHOMES	633.1 DU	250 DU
FUTURE APARTMENT DEVELOPMENT		200 DU
MIN. OPEN SPACE	25% / 19.8 AC	45% / 35.45 AC
- PROPOSED TOWNHOME REQUIREMENTS:

TOTAL DWELLING UNITS	REQUIRED (RM-2)	PROPOSED (RM-2 WITH PND)
	250 UNITS	250 UNITS
AVERAGE LOT AREA	2,200 SF	1,600 SF*
MIN. LOT AREA	2,000 SF	1,600 SF*
MIN. LOT WIDTH	22 FT	20 FT*
MIN. LOT DEPTH	80 FT	80 FT
OFF-STREET PARKING	2 SPACES/DU	500 SPACES (121 OVERFLOW)
MIN. BUILDING SETBACK FROM STREET	20 FT	20 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE	10 FT	10 FT
MIN. BUILDING SPACING	30 FT	30 FT
MAX. BUILDING HEIGHT/STORIES	35 FT OR 3 STORIES	35 FT OR 2 STORIES
MAX. LOT COVERAGE	75%	68% / 930 SF (1,200 SF MAX)
MAX. DWELLING UNITS / BUILDING	8 DU	5.72 DU
* REDUCTION IN LOT WIDTH AND SIZE APPROVED AS PART OF THE PND BY CITY OF DOVER PLANNING COMMISSION ON 4/20/2026 AS PLAN SUBMISSION NUMBER C-26-02.		
- ACTIVE OPEN SPACE: REQUIRED 275 SF PER UNIT = 275 * 250 = 68,750 SF (1.58 ACRES)
PROVIDED = 1.59 ACRES
- SITE COVERAGE:

EXISTING:	OPEN SPACE	2,431,928 ± SF	(55.83± AC)	70.55%
	WOODLAND	1,015,247± SF	(23.31± AC)	29.45%
	BUILDINGS	0± SF	(0.00± AC)	0.0%
	GRAVEL	0± SF	(0.00± AC)	0.0%
	ASPHALT	0 ± SF	(0.00± AC)	0.0%
	TOTAL	3,447,175± SF	(79.14± AC)	100.0%
PROPOSED:	OPEN SPACE	1,087,453± SF	(24.96± AC)	31.71%
	FUTURE APARTMENT LOT	690,036± SF	(15.84± AC)	20.12%
	WOODLAND	993,168± SF	(22.80± AC)	28.96%
	TOWNHOUSE (56% LOT COVERAGE)	231,000± SF	(5.30± AC)	6.73%
	OTHER IMPERVIOUS	427,822± SF	(9.82± AC)	12.47%
	TOTAL	3,429,475 ± SF	(78.73± AC)	100.0%
- SOURCE OF WATER: CITY OF DOVER
- SOURCE OF SEWER: CITY OF DOVER
- SOURCE OF ELECTRIC: CITY OF DOVER
- SOURCE OF GAS: CHESAPEAKE UTILITIES
- TRASH COLLECTION: PRIVATE
- SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE): TIER 2 - PRIMARY WETLAND AREA
- EXISTING WETLAND AREA: 22.02 ACRES±

KENT CONSERVATION DISTRICT NOTES:

- IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS, OMISSIONS, OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THE OWNER IS RESPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE.

verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL: 302-239-6634

VERONICA M. DUBE, P.E.

DESIGNED BY

BRK

CHK'D BY

DATE

REVISION

No.

BRK

MC

VMD

PROJECT NO.

34677

STATE: DELAWARE

P.E. #14062

CITY OF DOVER~KENT COUNTY~DELAWARE
**BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD**
PRELIMINARY SUBDIVISION PLAN
INDEX SHEET

DATE
APRIL 30, 2026

SCALE
1" = 200'

SHEET
C-001



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WATER UTILITY NOTES:

1. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
2. ANY EXISTING WATER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
3. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER WATER & WASTEWATER CONSTRUCTION MANAGER AT (302) 736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
4. ALL NON-METALLIC WATER LINES (MAINS AND SERVICES) SHALL BE INSTALLED WITH A TRACER WIRE AND IDENTIFICATION TAPE. THE WIRE SHALL BE A MINIMUM OF TWELVE (12) GAUGE BLUE COATED SOLID COPPER WIRE, WRAPPED AROUND THE PIPE, AND EXTENDING UP INTO ALL VALVE AND CURB BOXES. THE IDENTIFICATION TAPE SHALL BE SIX-INCHES (6") WIDE, LAID ONE FOOT (1') ABOVE THE PIPE, WITH THE FOLLOWING TEXT: "CAUTION: BURIED WATER LINE BELOW".
5. THERE SHALL BE TWO (2) SCENARIOS FOR MARKER BALLS TO BE INSTALLED:
 - 5.1. SCENARIO 1: 3M MARKER BALLS, MODEL 1423-XR, OR APPROVED EQUAL SHALL BE INSTALLED AT EVERY MECHANICAL JOINT ON THE WATER MAIN AND AT EVERY SERVICE LINE CONNECTION TO THE WATER MAIN AND ALL BENDS ON THE SERVICE LINE.
 - 5.2. SCENARIO 2: 3M MARKER BALLS, MODEL 1423-XR-ID, OR APPROVED EQUAL SHALL BE INSTALLED AT EVERY DEPRESSION AND UTILITY CONFLICT. THIS MARKER BALL SHALL BE PROGRAMMED TO PROVIDE SPECIFIC DEPTH INFORMATION OF THE INFRASTRUCTURE. A DEPARTMENT OF WATER & WASTEWATER (DWW) INSPECTOR SHALL BE PRESENT WHEN THESE MARKER BALLS ARE INSTALLED.

WASTEWATER NOTES:

1. ANY EXISTING SANITARY SEWER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
2. PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER"; THIS SHALL INCLUDE CONDENSATE. SEC. 110-231 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "...ANY SYSTEM USED FOR CONVEYING RAIN WATER, SURFACE WATER, CONDENSATE, COOLING WATER OR SIMILAR LIQUID WASTES, EXCLUSIVE OF SEWAGE." THE CONTRACTOR, DEVELOPER, OWNER AND DESIGNERS SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
3. ALL SANITARY SEWER MAINS SHALL TERMINATE AT MANHOLES BETWEEN CONSTRUCTION PHASES. THIS MAY REQUIRE SEWER LINES TO EXTEND BEYOND THE PROPOSED PHASE LINES TO THE NEXT MANHOLE.
4. MINIMUM SLOPE CRITERIA SHALL MEET TEN STATES STANDARDS. PROVIDE FLOW CALCULATIONS TO JUSTIFY SIZING OF THE SEWER MAINS, SHOWING THAT VELOCITY REQUIREMENTS ARE MET. WAIVER REQUESTS MUST BE APPROVED BY THE DEPARTMENT OF WATER & WASTEWATER.
5. THE DESIRED LOCATION FOR SEWER MAINS IS UNDER THE CENTERLINE OF THE STREET. ONE-TENTH OF A FOOT (0.1') DROP MUST BE PROVIDED ACROSS ALL MANHOLES. THE MINIMUM SLOPE FOR EIGHT-INCH (8") SANITARY SEWER PIPE IS 0.004 FEET/FEET. MINIMUM COVER IS 3.0 FEET.
6. SANITARY SEWER MANHOLES SHALL BE SPACED NO MORE THAN 400 FEET APART.
7. THE MINIMUM SIZE OF ALL SANITARY SEWER LATERALS SHALL BE SIX-INCH (6").
8. THE SIZE, LENGTH, SLOPE, TYPE AND FLOW DIRECTIONS MUST BE SHOWN ON ALL EXISTING AND PROPOSED SANITARY SEWER LINES. RIM AND INVERT ELEVATIONS MUST BE LABELED ON ALL SANITARY STRUCTURES.
9. THE DOWNSTREAM PUMP STATION MUST BE EVALUATED BY THE DEVELOPER / ENGINEER TO VERIFY IT CAN HANDLE THE ADDITIONAL EFFLUENT FLOW.
10. A SEVEN AND ONE HALF FEET (7.5') WIDE EASEMENT IS RETAINED ALONG ALL SIDE AND REAR LOT LINES, TO BE UNOCCUPIED BY BUILDING, FOR UTILITIES, DRAINAGE AND SANITARY SEWER PURPOSES. EXCEPT WHERE LOTS ARE DIVIDED FOR ANY REASON WHATSOEVER, SAID EASEMENTS SHALL FALL ALONG THE ACTUAL SIDE AND REAR LOT LINES AS CONVEYED. A FIFTEEN FEET (15') WIDE UTILITY EASEMENT IS RETAINED ALONG ALL REAR LINES OF LOTS ABUTTING THE PROJECT BOUNDARY AND OTHER OPEN SPACES. A TEN FEET (10') WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL FRONT YARD LOT LINES FOR UTILITY INSTALLATION. WHEN A WATER SEWER, OR STORM SEWER MAIN IS NOT LOCATED IN THE RIGHT OF WAY, IT SHALL BE LOCATED WITHIN FIVE FEET (5') OF THE CENTER OF A TWENTY FEET (20') WIDE UTILITY EASEMENT.
11. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.

GENERAL NOTES:

1. STANDARD CITY OF DOVER SIDEWALK, AS PER CHAPTER 98, ARTICLE IV OF THE DOVER CODE OF ORDINANCES, SHALL BE REQUIRED TO BE INSTALLED ALONG THE ENTIRE PUBLIC STREET FRONTAGE OF A PROPERTY, WHERE FRONTAGE SIDEWALK EXISTS BUT DOES NOT MEET THE STANDARDS OF CHAPTER 98, ARTICLE IV, THE SIDEWALK SHALL BE RE-LAID TO MEET THE STANDARDS. SIDEWALK SHALL INCLUDE BARRIER-FREE ACCESS RAMPING AT POINTS OF INTERSECTION WITH STREET CROSSINGS AND AT OTHER LOCATIONS SO AS TO AFFORD REASONABLE BARRIER-FREE PEDESTRIAN MOVEMENT AND SITE ACCESS.
2. IN ACCORDANCE TO APPENDIX A, ARTICLE VI, SECTION B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER OF AN INCH TO THE FOOT. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO AFFECT ANY PAVEMENT PREVIOUSLY LAID BY ORDER OF THE CITY COUNCIL, UNTIL IT IS TAKEN UP AND RELAID.
3. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ALTER THE CURB OF ANY STREET SO AS TO CREATE A CURB DEPRESSION FOR THE PURPOSE OF PERMITTING VEHICLES TO ENTER ONTO OR EXIT FROM THE CITY STREETS, WITHOUT A PERMIT ISSUED BY THE CITY MANAGER.

TRAFFIC IMPACT STUDY (TIS) RECOMMENDATIONS, COMPLETED BY MCCORMICK TALOR INC. DATED DECEMBER 18, 2025:

1. THE DEVELOPER SHALL IMPROVE THE STATE-MAINTAINED ROAD ON WHICH THEY FRONT (WHITE OAK ROAD), WITHIN THE LIMITS OF THEIR FRONTAGE. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD. "FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE AN ENTRANCE IS PROPOSED OR REQUIRED. IF A SINGLE PROPERTY TRACT HAS FRONTAGE ALONG MULTIPLE ROADWAYS, ANY SEGMENT OF ROADWAY INCLUDING AN ENTRANCE SHALL BE IMPROVED TO MEET DELDOT'S FUNCTIONAL CLASSIFICATION CRITERIA AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN, AND/OR IMPROVEMENTS ESTABLISHED IN THE TRAFFIC OPERATIONAL ANALYSIS AND/OR TRAFFIC IMPACT STUDY. "SECONDARY FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE NO ENTRANCES ARE PROPOSED OR REQUIRED. THE SEGMENT OF ROADWAY MAY BE UPGRADED BY IMPROVING THE PAVEMENT CONDITION OF THE EXISTING ROADWAY WIDTH. THE PAVEMENT MANAGEMENT SECTION AND SUBDIVISION SECTION WILL DETERMINE THE REQUIREMENTS TO IMPROVE THE PAVEMENT CONDITION.
2. THE DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ENTRANCE A ON WHITE OAK ROAD, OPPOSITE GARRISON OAK DRIVE (EAST). THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

Approach	Current Configuration	Approach	Proposed Configuration
Eastbound White Oak Road	One shared left turn through lane.	Eastbound White Oak Road	One left turn lane one through lane, and one right-turn lane.
Westbound White Oak Road	One shared through/right turn lane.	Westbound White Oak Road	One left turn lane and one shared through/right turn lane.
Northbound	Approach does not exist.	Northbound Site Entrance A	One shared left/through/right turn lane. Stop control.
Southbound Garrison Oak Drive	One shared left/through/right turn lane. Stop control.	Southbound Garrison Oak Drive	One shared left/through/right turn lane. Stop control.

AT THE PROPOSED SITE ENTRANCE A INTERSECTION, SPERATE TURN LANES ARE WARRANTED ON BOTH WHITE OAK ROAD APPROACHES BASED ON DELDOT'S AUXILIARY LANE WORKSHEET. INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) INCLUDE A 190-FOOT RIGHT-TURN LANE ON EASTBOUND WHITE OAK ROAD, AND A 95-FOOT LEFT-TURN LANE ON WESTBOUND WHITE OAK ROAD. THE DEVELOPER OF THE GARRISON OAK TECHNICAL PARK WILL CONSTRUCT A 95-FOOT LEFT-TURN LANE ON EASTBOUND WHITE OAK ROAD. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

3. DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ENTRANCE B ON WHITE OAK ROAD, APPROXIMATELY 600 FEET WEST OF GARRISON OAK DRIVE (EAST). THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

Approach	Current Configuration	Approach	Proposed Configuration
Eastbound White Oak Road	One through lane.	Eastbound White Oak Road	One through lane and one right-turn lane.
Westbound White Oak Road	One through lane.	Westbound White Oak Road	One shared left turn/through lane.
Northbound	Approach does not exist.	Northbound Site Entrance B	One shared left/ right turn lane. Stop control.
Southbound	Approach does not exist.	Southbound	No change.

AT THE PROPOSED SITE ENTRANCE B INTERSECTION, A RIGHT-TURN LANE IS WARRANTED ON THE EASTBOUND WHITE OAK ROAD APPROACH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET. INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTH (EXCLUDING TAPER) INCLUDE A 190-FOOT RIGHT-TURN LANE ON EASTBOUND WHITE OAK ROAD. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

4. THE DEVELOPER SHALL COMPLETE AN OBSTRUCTION EVALUATION NOTIFICATION FORM AND SUBMIT IT TO THE DELDOT OFFICE OF AERONAUTICS DUE TO THE SITE'S PROXIMITY TO A PUBLIC-USE AIRPORT; THE FORM AND RELATED GUIDANCE ARE AVAILABLE AT [HTTPS://DELDOT.GOV/PROGRAMS/AERONAUTICS/INDEX.SHTML?DC=airportlanduse](https://delDOT.GOV/PROGRAMS/AERONAUTICS/INDEX.SHTML?DC=airportlanduse). THE DEVELOPER SHALL ALSO FILE NOTICE OF THE PROPOSED CONSTRUCTION OR ALTERATION WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) IN ACCORDANCE WITH 14 CFR PART 77 USING THE NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION FORM AVAILABLE AT: [HTTPS://WWW.FAA.GOV/FORMS/INDEX.CFM/GO/DOCUMENT/INFORMATION/DOCUMENTID/186273](https://www.faa.gov/forms/index.cfm/go/doc/document/information/documentid/186273). DOCUMENTATION OF BOTH SUBMISSIONS, ALONG WITH ANY DETERMINATIONS OR REQUIRED MITIGATION, SHALL BE PROVIDED TO DELDOT DURING THE SITE PLAN REVIEW. ADDITIONAL INFORMATION IS AVAILABLE FROM THE OFFICE OF AERONAUTICS AT DELDOT_AERONAUTICS@DELAWARE.GOV.
5. THE FOLLOWING BICYCLE AND PEDESTRIAN IMPROVEMENTS SHOULD BE INCLUDED:
 - a. PER THE DELDOT DEVELOPMENT COORDINATION MANUAL SECTION 5.2.9.2, BICYCLE LANES ARE REQUIRED WHERE RIGHT-TURN LANES ARE BEING INSTALLED.
 - b. APPROPRIATE BICYCLE SYMBOLS, DIRECTIONAL ARROWS, PAVEMENT MARKINGS, AND SIGNING SHOULD BE INCLUDED ALONG BICYCLE FACILITIES AND TURN LANES WITHIN THE PROJECT LIMITS.
 - c. A MINIMUM 15-FOOT-WIDE PERMANENT EASEMENT FROM THE EDGE OF THE FINAL DETERMINED RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT WITHIN THE SITE FRONTAGE ALONG WHITE OAK ROAD ALONG THE FRONTAGE. A MINIMUM OF A 10-FOOT WIDE SHARED-USE PATH SHOULD BE CONSTRUCTED. THE SHARED-USE PATH SHOULD MEET ASHTO AND ADA STANDARDS AND SHOULD HAVE A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY AT THE PROPERTY BOUNDARIES. THE SHARED-USE PATH SHOULD CONNECT TO THE ADJACENT PROPERTY OR TO THE SHOULDER IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL. THE DEVELOPER SHALL COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION THROUGH THE PLAN REVIEW PROCESS TO DETERMINE THE DETAILS OF THE SHARED-USE PATH DESIGN AND CONNECTIONS/TERMINATIONS AT OR BEFORE THE BOUNDARIES OF THE PROPERTY.
 - d. ADA COMPLIANT CURB RAMPS AND CROSSWALKS SHOULD BE PROVIDED AT ALL PEDESTRIAN CROSSINGS, INCLUDING ALL SITE ENTRANCES. TYPE 3 CURB RAMPS ARE DISCOURAGED.
 - e. INTERNAL SIDEWALKS FOR PEDESTRIAN SAFETY AND TO PROMOTE WALKING AS A VIABLE TRANSPORTATION ALTERNATIVE SHOULD BE CONSTRUCTED WITHIN THE DEVELOPMENT. THESE SIDEWALKS SHOULD EACH BE A MINIMUM OF FIVE-FEET WIDE (WITH A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY) AND SHOULD MEET CURRENT ASHTO AND ADA STANDARDS. INTERNAL SIDEWALKS IN THE DEVELOPMENT SHOULD CONNECT TO THE PROPOSED SHARED-USE PATH ALONG THE SITE FRONTAGES.



5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6654

VERONICA M. DUBE, P.E.

DESIGNED BY

CHK'D BY

REVISION

No.

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

PRELIMINARY SUBDIVISION PLAN

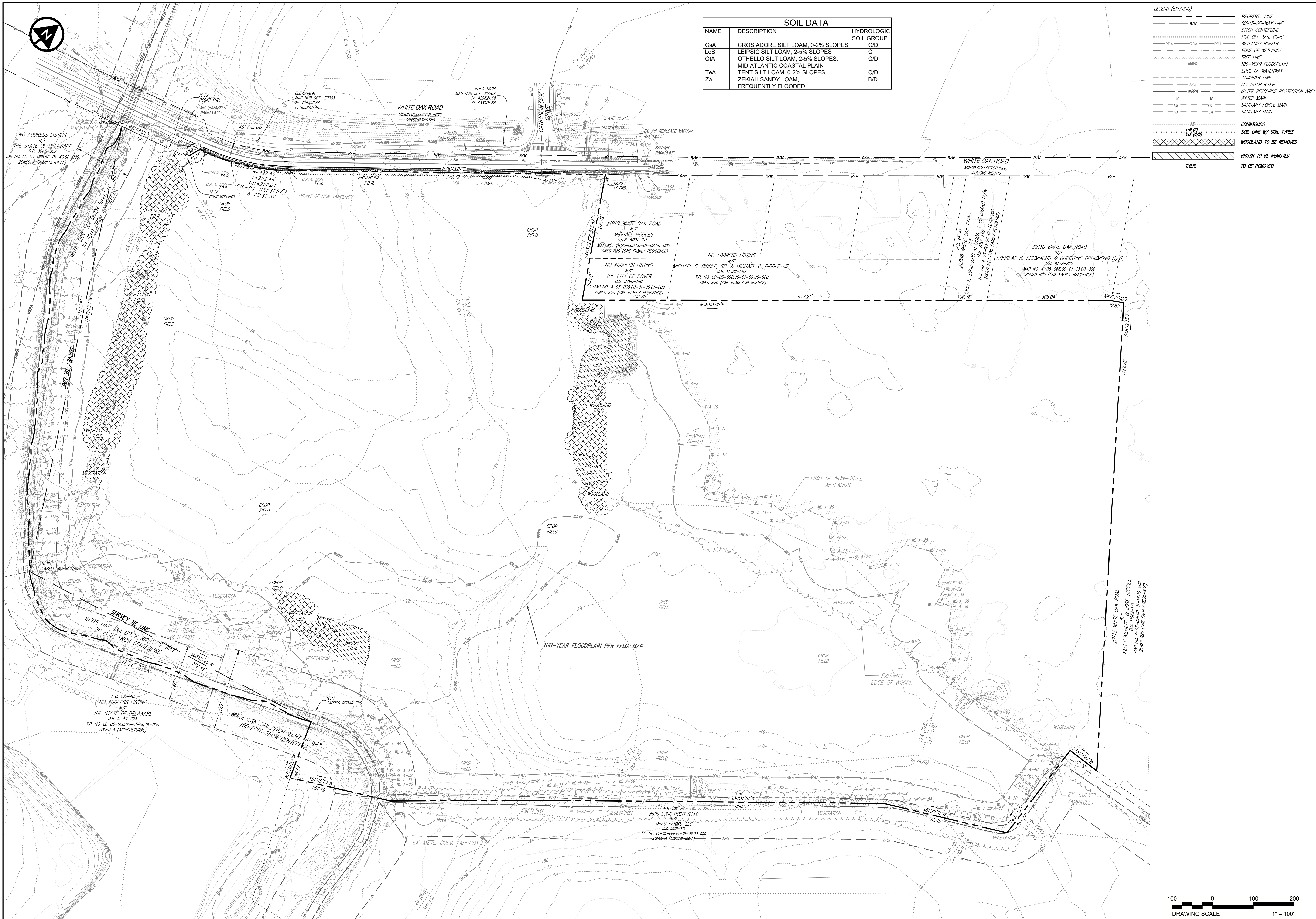
NOTES

DATE
APRIL 30, 2026

SCALE
NO SCALE

SHEET
C-002

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SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OIA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

LEGEND (EXISTING)	
	RIGHT-OF-WAY LINE
	DITCH CENTERLINE
	POC OFF-SITE CURB
	WETLANDS BUFFER
	EDGE OF WETLANDS
	TREE LINE
	100-YEAR FLOODPLAIN
	EDGE OF WATERWAY
	ADJUNCTION LINE
	TAX DITCH R.O.W.
	WATER RESOURCE PROTECTION AREA
	WATER MAIN
	SANITARY FORCE MAIN
	SANITARY MAIN
	COUNTOURS
	SOIL LINE W/ SOIL TYPES
	WOODLAND TO BE REMOVED
	BRUSH TO BE REMOVED
	T.B.R.

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.	DESIGNED BY	CHK'D BY	REVISION	No.
	BRK			
	DRAWN BY			
	MC			
	CHECKED BY			
	VMD			
	PROJECT NO.			
	34677			

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

PRELIMINARY SUBDIVISION PLAN

OVERALL EXISTING CONDITIONS

DATE

APRIL 30, 2026

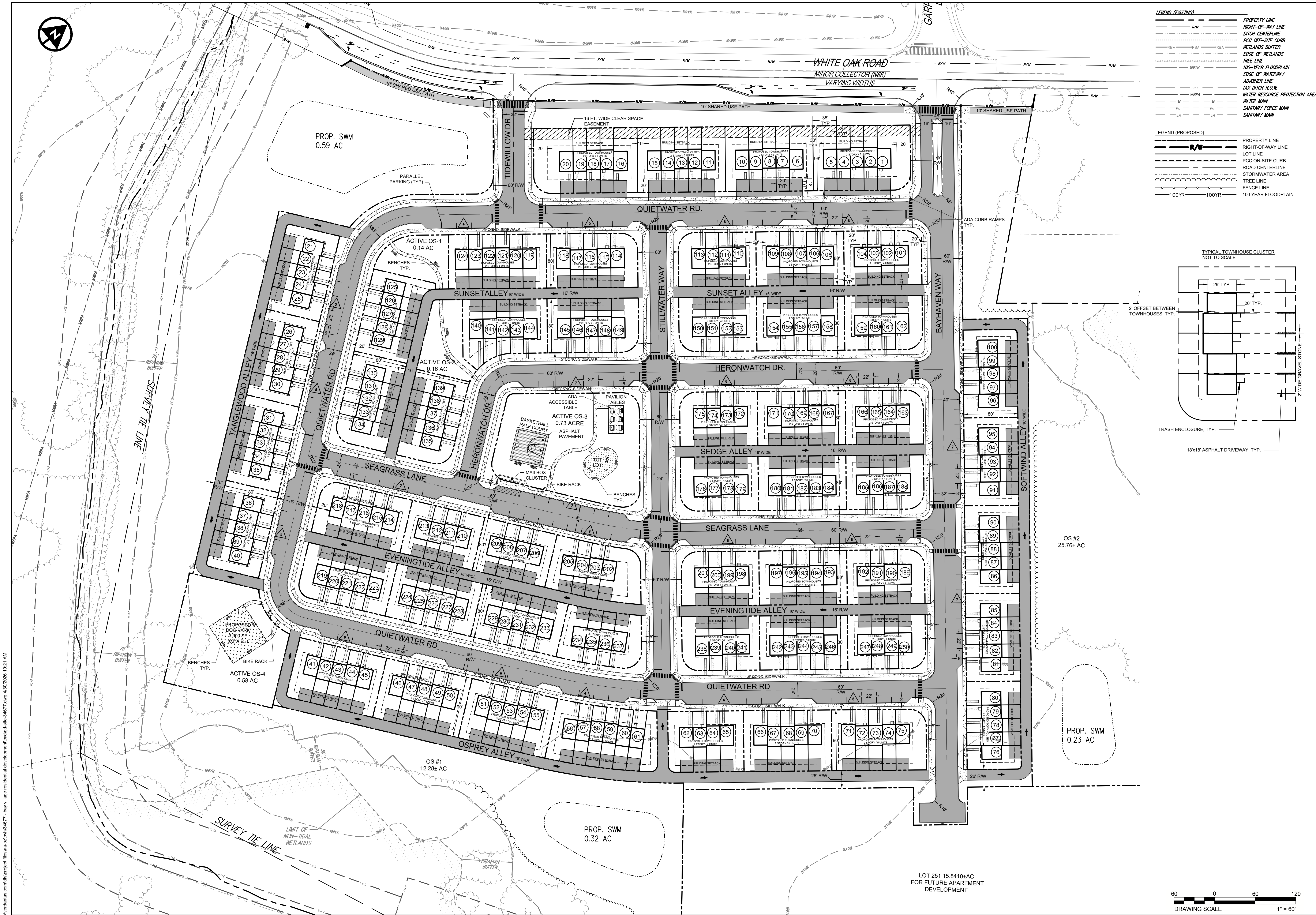
SCALE

1" = 100'

SHEET

C-101

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CITY OF DOVER-KENT COUNTY-DELAWARE
BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD
PRELIMINARY SUBDIVISION PLAN
SITE PLAN

DESIGNED BY
CHK'D BY
DATE
BRK
DRAWN BY
MC
CHECKED BY
VMD
PROJECT NO.
34677

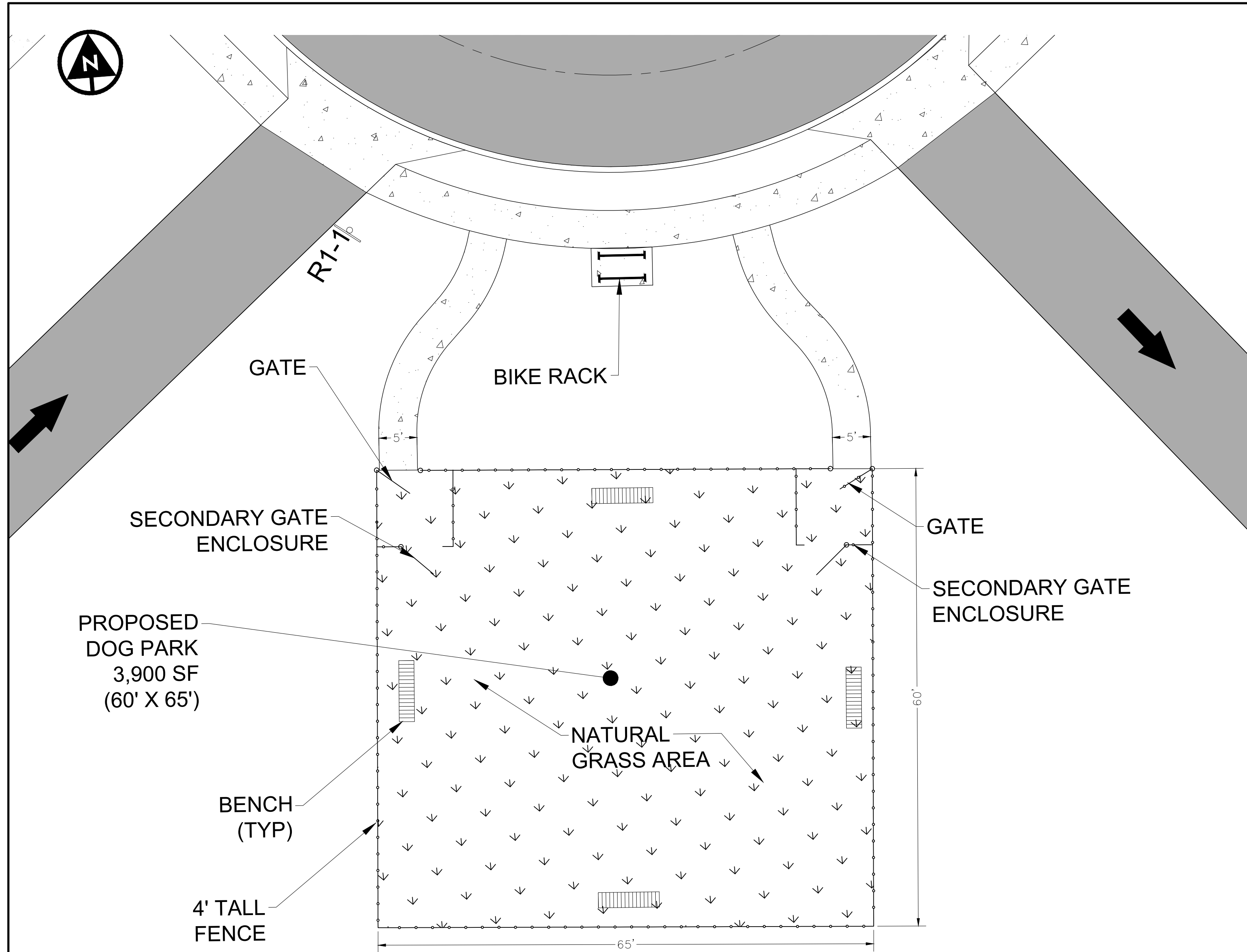
**PRELIMINARY
NOT FOR
CONSTRUCTION**

VERONICA M. DUBE, P.E.

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5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

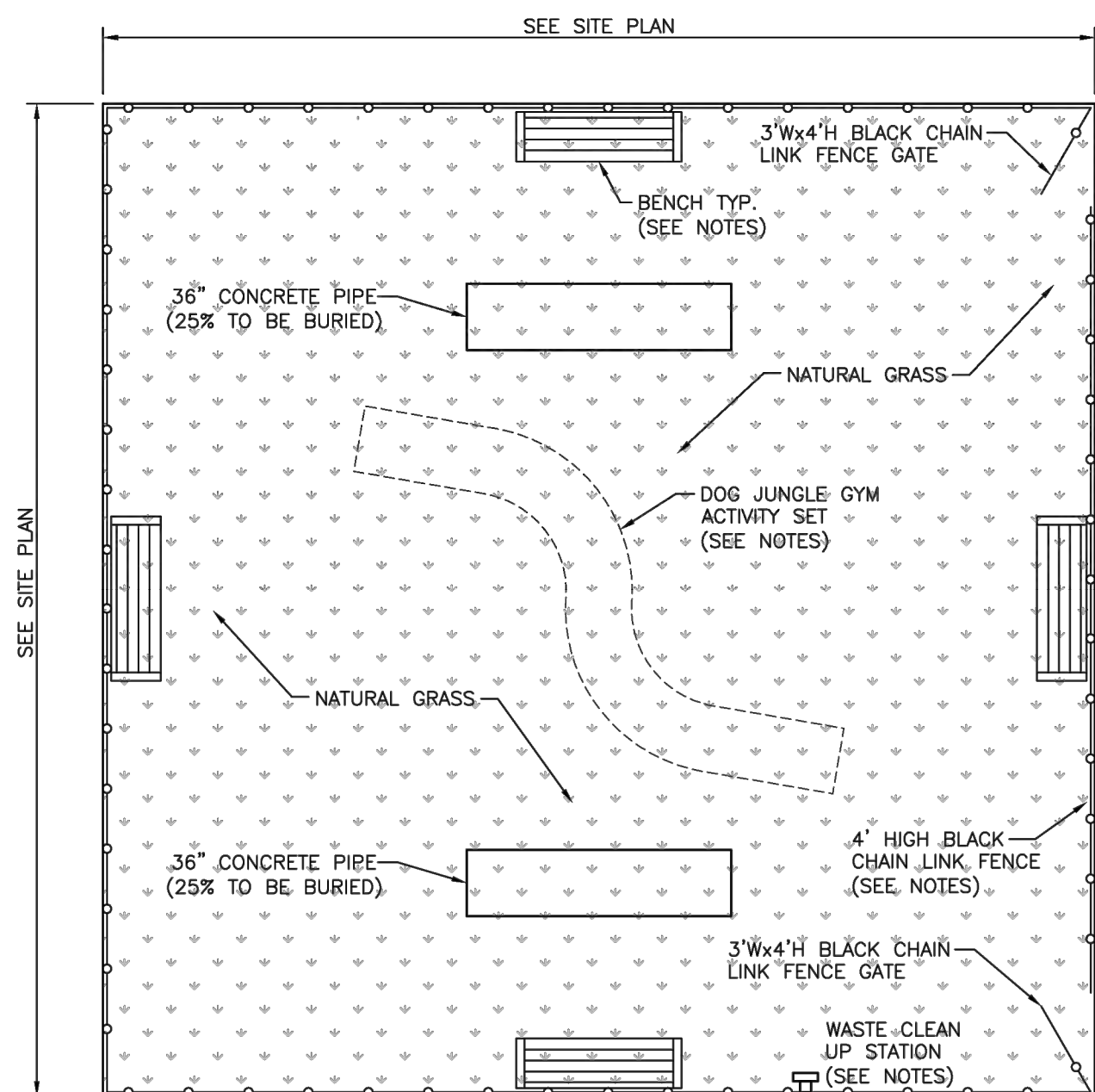
STATE: DELAWARE P.E. #14062

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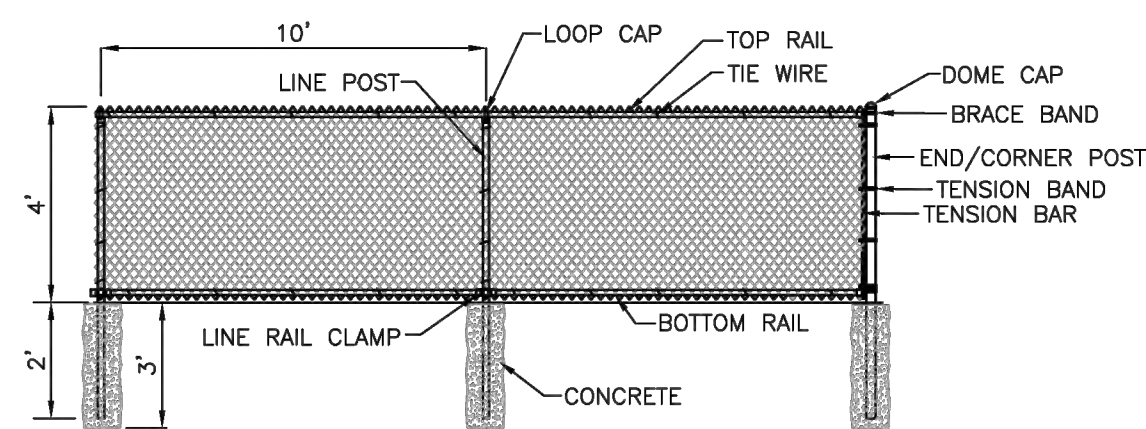
PLAN VIEW: DOG PARK

SCALE: 1" = 10'



DETAIL: DOG PARK AND FENCE DETAIL

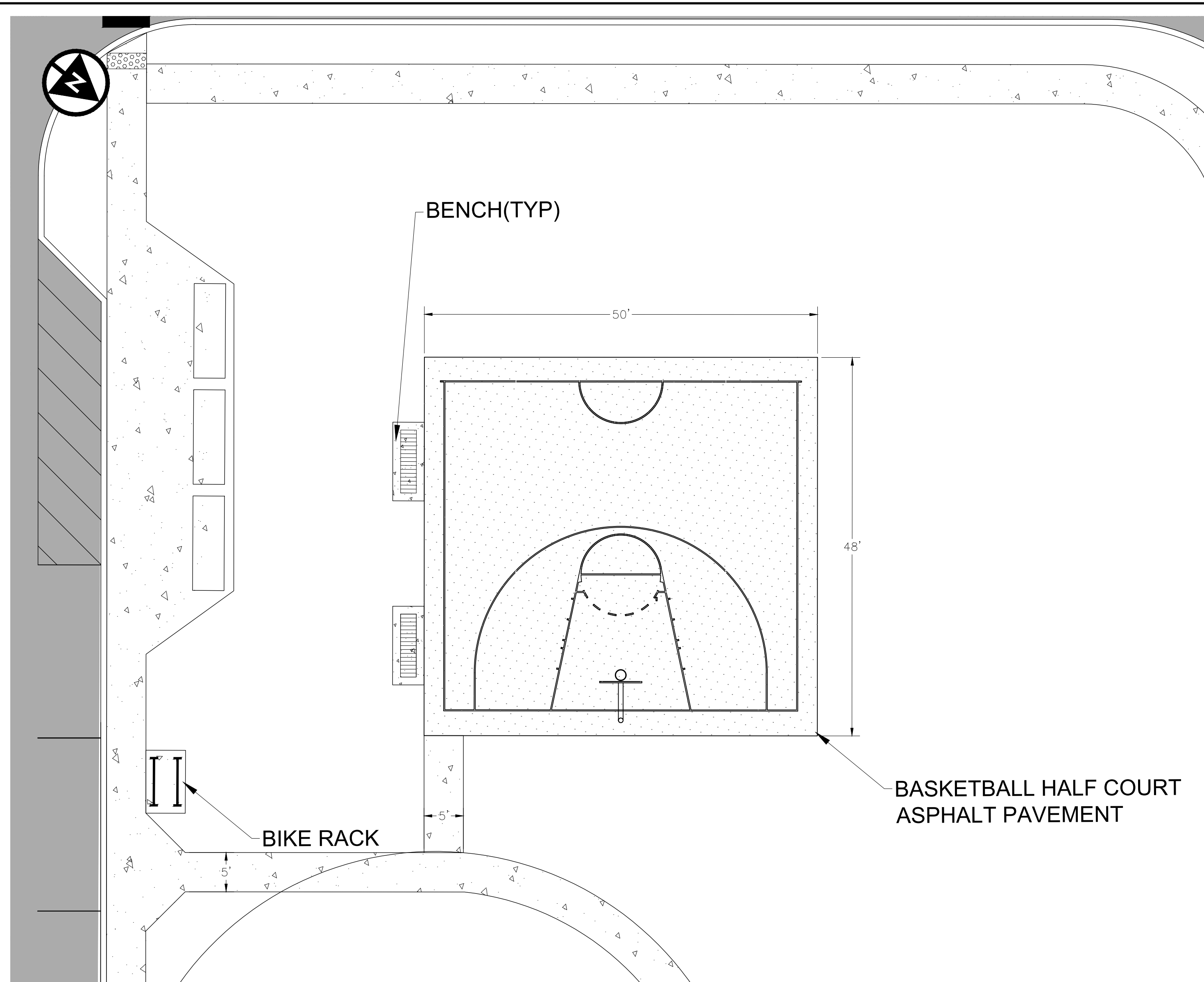
SCALE: NONE



FENCE DETAIL

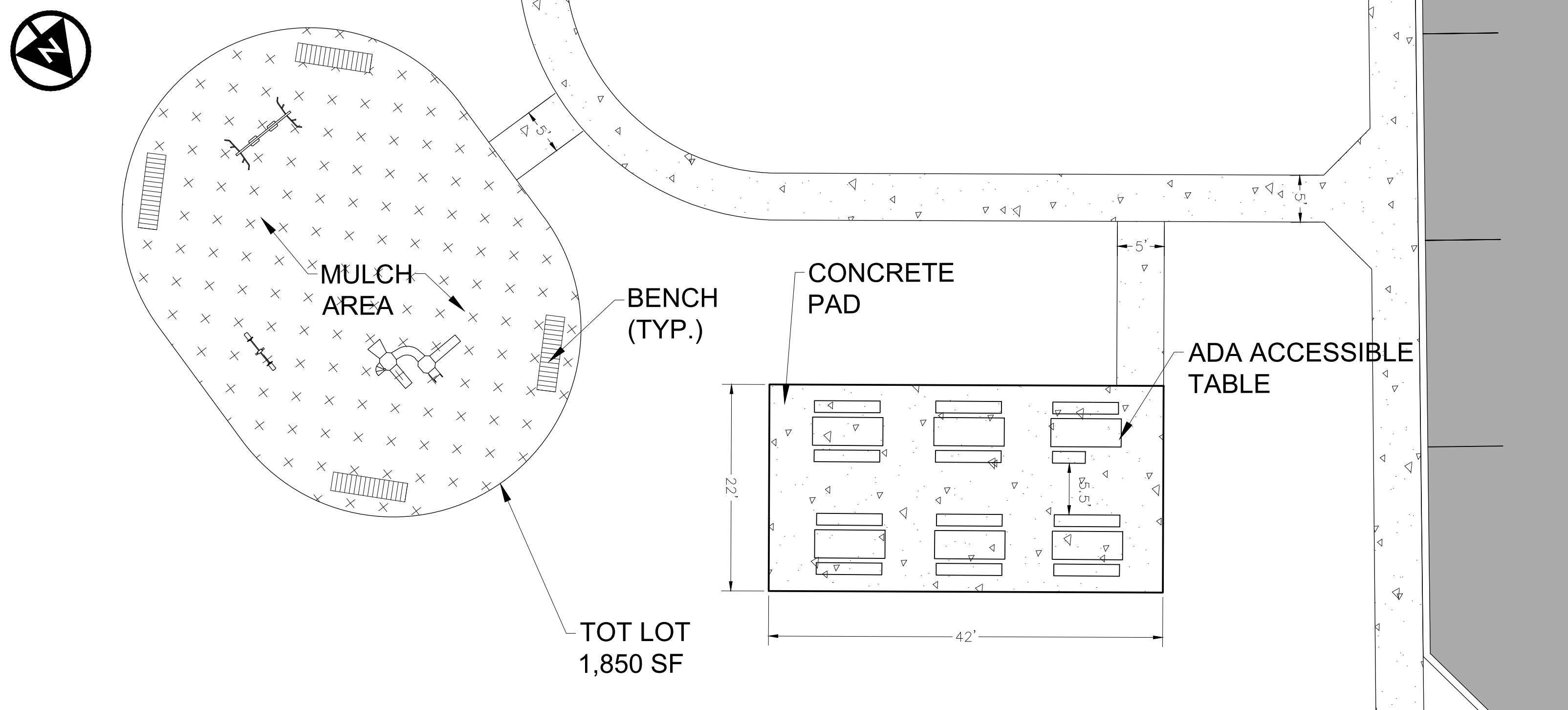
NOTES:

1. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF CHAIN LINK FENCE AND GATE.
2. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF DOG JUNGLE GYM AND ACTIVITY SET.
3. BENCH STYLE AND COLOR TO BE DETERMINED BY THE PROPERTY OWNER.
4. SEE SITE PLAN FOR ELECTRIC SERVICE LOCATION TO DOG PARK AREA.



PLAN VIEW: BASKETBALL HALF COURT

SCALE: 1" = 10'

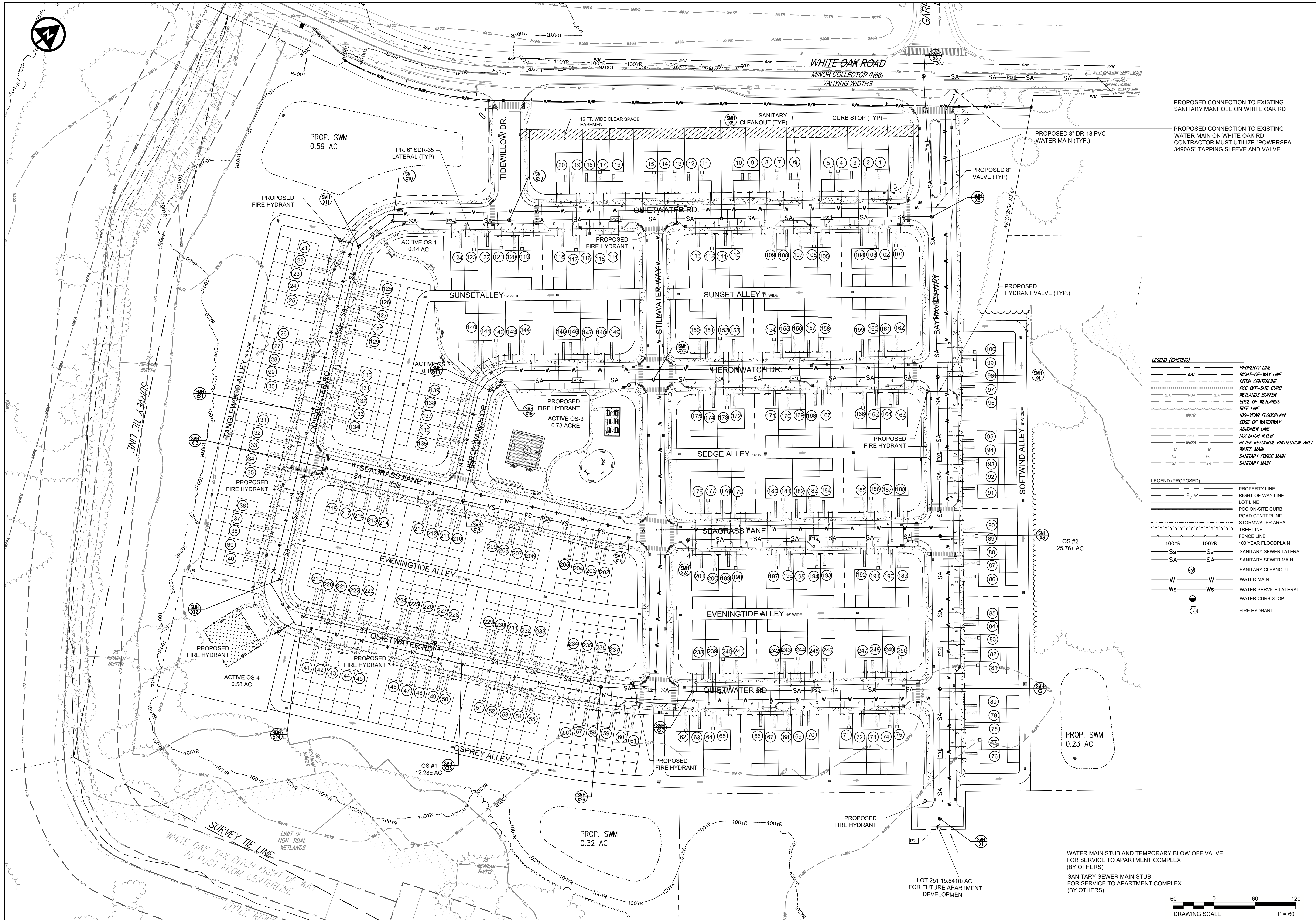


PLAN VIEW: TOT LOT AND PAVILION TABLES

SCALE: 1" = 10'



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- LEGEND (EXISTING)**
- R/W
 - RIGHT-OF-WAY LINE
 - DITCH CENTERLINE
 - PCC OFF-SITE CURB
 - METLANDS BUFFER
 - EDGE OF WETLANDS
 - TREE LINE
 - 100-YEAR FLOODPLAIN
 - EDGE OF WATERWAY
 - ADJONER LINE
 - TAX DITCH R.O.W.
 - WATER RESOURCE PROTECTION AREA
 - WATER MAIN
 - SANITARY FORCE MAIN
 - SANITARY MAIN
- LEGEND (PROPOSED)**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - PCC ON-SITE CURB
 - ROAD CENTERLINE
 - STORMWATER AREA
 - TREE LINE
 - FENCE LINE
 - 100YR
 - 100YR
 - 100 YEAR FLOODPLAIN
 - SANITARY SEWER LATERAL
 - SA
 - SA
 - SANITARY SEWER MAIN
 - SANITARY CLEANOUT
 - W
 - W
 - WATER MAIN
 - W
 - W
 - WATER SERVICE LATERAL
 - W
 - W
 - WATER CURB STOP
 - W
 - W
 - FIRE HYDRANT

CITY OF DOVER-KENT COUNTY-DELAWARE
BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD
PRELIMINARY SUBDIVISION PLAN
UTILITY PLAN

DATE
APRIL 30, 2026

SCALE
1" = 60'

SHEET
C-301

DESIGNED BY	CHK'D BY	REVISION	No.
VERONICA M. DUBE, P.E.	BRK		
DRAWN BY	MC		
CHECKED BY	VMD		
PROJECT NO.	34677		

PRELIMINARY
NOT FOR
CONSTRUCTION

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5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-4634

VERONICA M. DUBE, P.E.

DESIGNED BY

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REVISION

No.

CITY OF DOVER-KENT COUNTY-DELAWARE

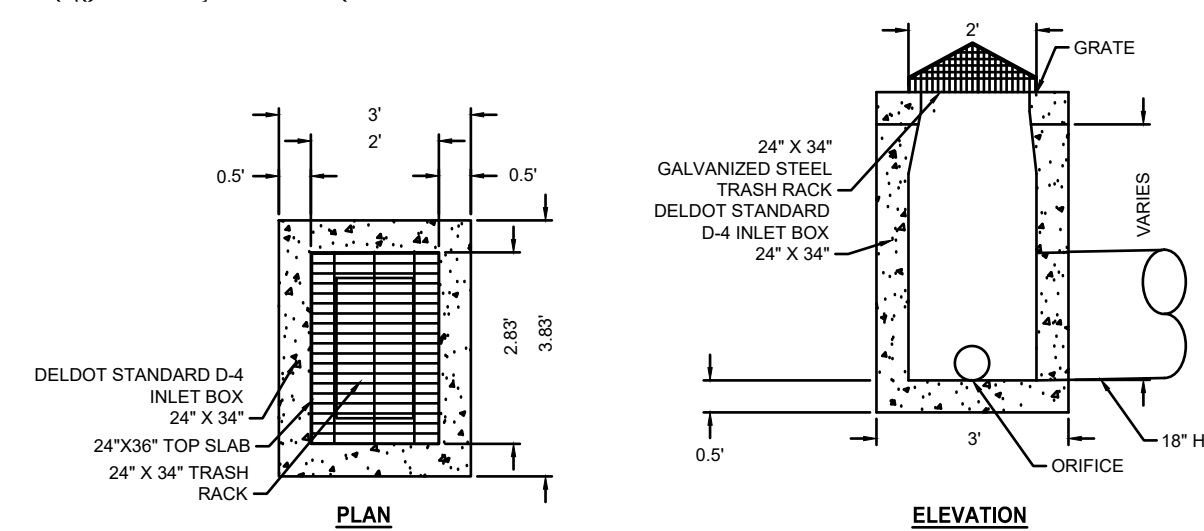
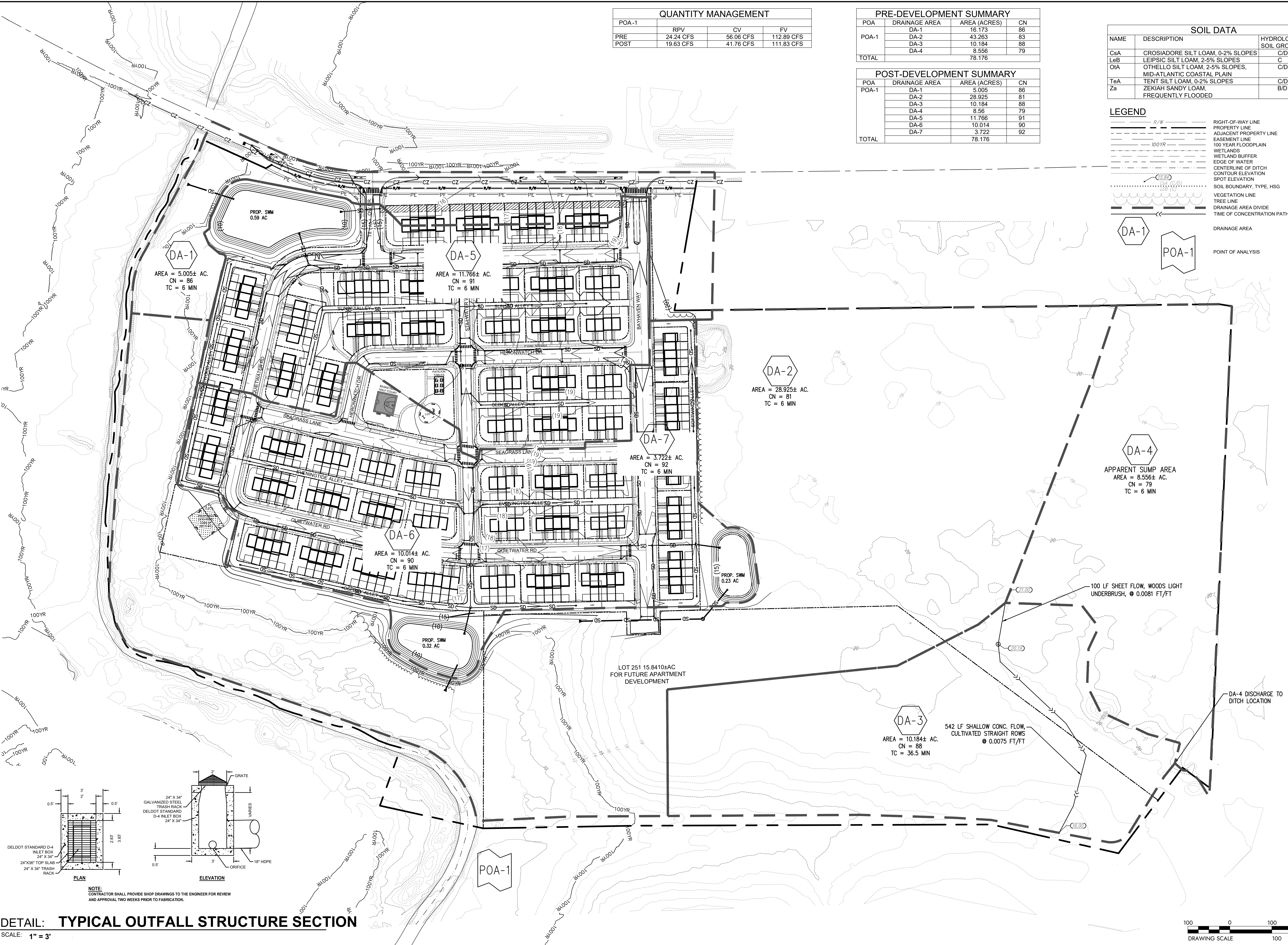
DATE

SCALE

SHEET

C-301

\\verdantas.com\dfs\project\files\ba-bz\bw\h34677 - bay village residential development\cad\p-34677.dwg 4/30/2026 10:50 AM



NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW
AND APPROVAL TWO WEEKS PRIOR TO FABRICATION.

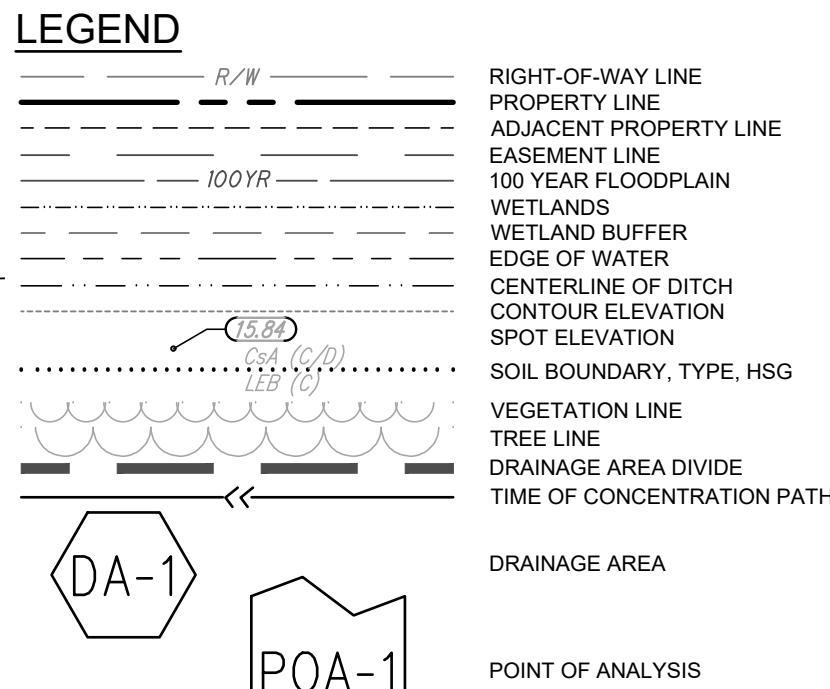
DETAIL: TYPICAL OUTFALL STRUCTURE SECTION
SCALE: 1" = 3'

QUANTITY MANAGEMENT			
POA-1	RPV	CV	FV
PRE	24.24 CFS	56.06 CFS	112.89 CFS
POST	19.63 CFS	41.76 CFS	111.83 CFS

PRE-DEVELOPMENT SUMMARY			
POA	DRAINAGE AREA	AREA (ACRES)	CN
POA-1	DA-1	16.173	86
	DA-2	43.263	83
	DA-3	10.184	88
	DA-4	8.556	79
TOTAL		78.176	

POST-DEVELOPMENT SUMMARY			
POA	DRAINAGE AREA	AREA (ACRES)	CN
POA-1	DA-1	5.005	86
	DA-2	28.925	81
	DA-3	10.184	88
	DA-4	8.56	79
	DA-5	11.766	91
	DA-6	10.014	90
	DA-7	3.722	92
TOTAL		78.176	

SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OIA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D



5400 LIMESTONE ROAD
WILMINGTON, DE 19808
PHONE: 302.239.6634
FAX: 302.239.6465

VERONICA DUBE, P.E.

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MAM

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DATE

REVISION

No.

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.
14228

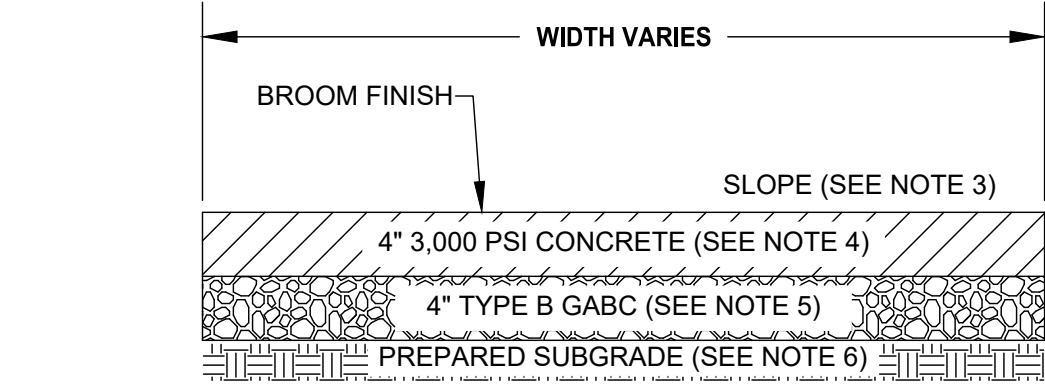
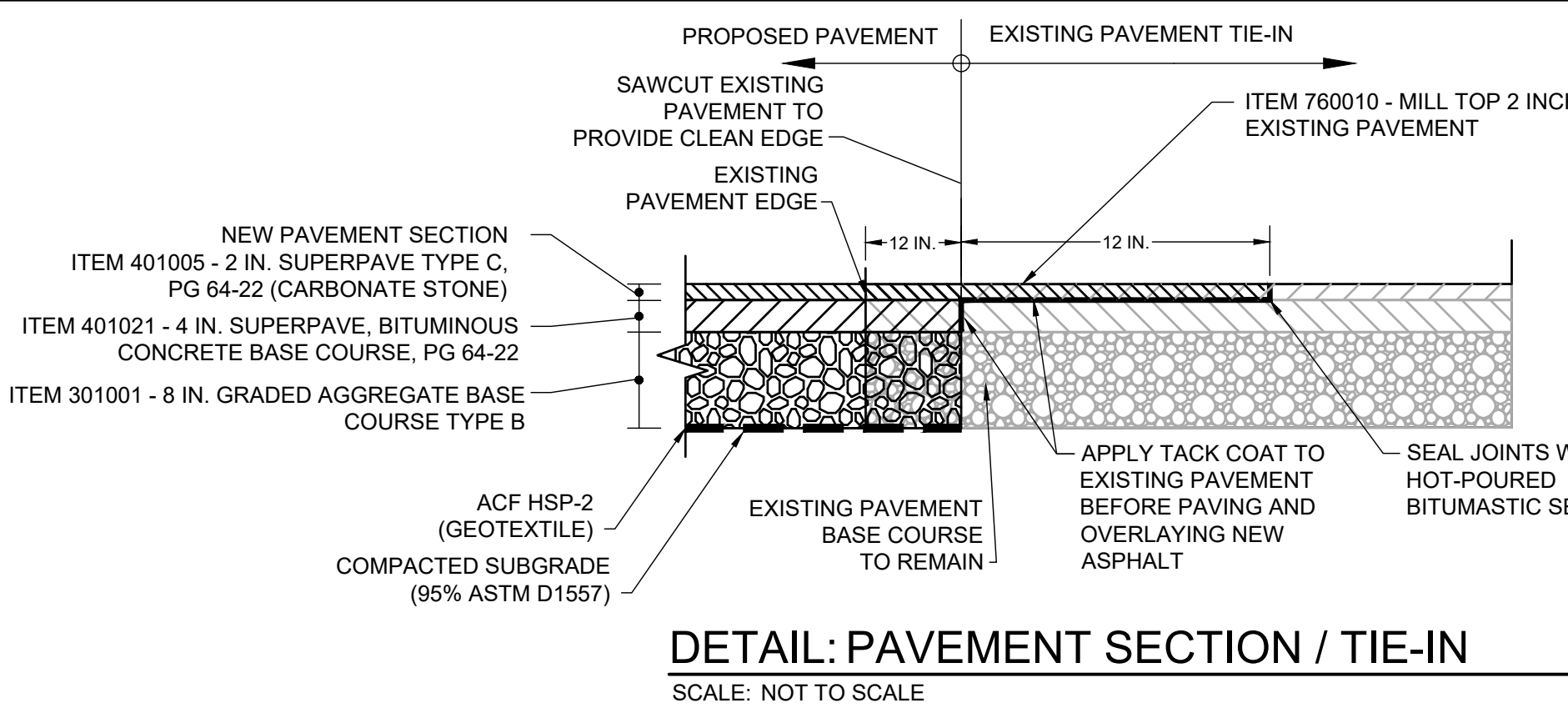
CITY OF DOVER ~ KENT COUNTY ~ DELAWARE
BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD
POST-DEVELOPMENT SWM PLAN

APPLICATION NO.

DATE
02/19/2026

SCALE
1" = 100'

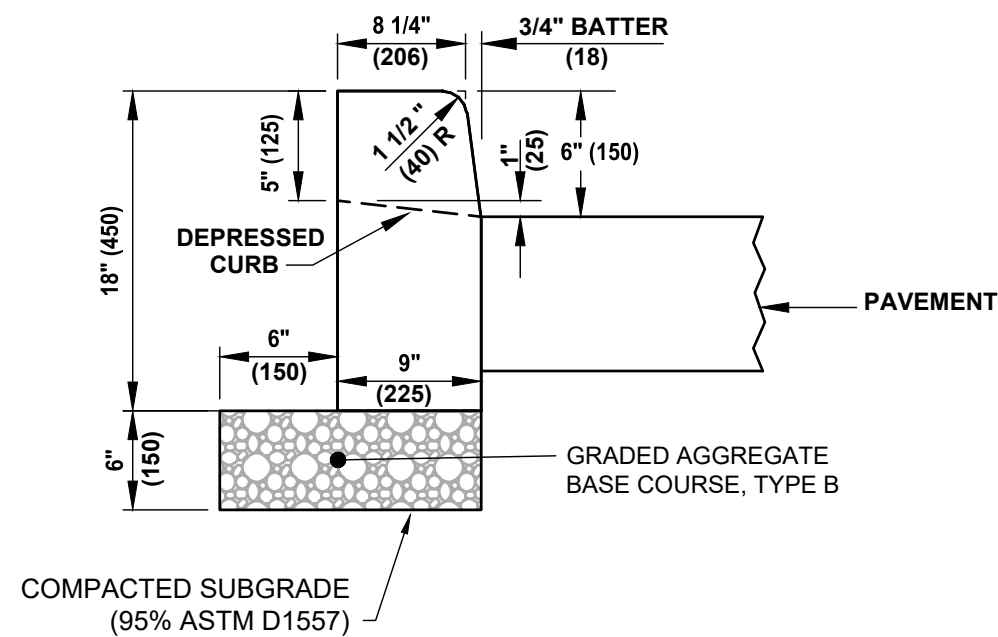
SHEET
C-501



- NOTES:
1. MARK IN 5-FOOT SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 20 FEET.
 2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
 3. MINIMUM SIDEWALK CROSS SLOPE = 1%
MAXIMUM SIDEWALK CROSS SLOPE = 2%
TYPICAL SIDEWALK CROSS SLOPE = 1.5%
 4. STANDARD SIDEWALK SHALL BE 4 INCHES THICK. DEPRESSED AND TRANSITION SIDEWALK SHALL BE 6 INCHES THICK.
 5. STONE AGGREGATE BELOW CONCRETE SIDEWALK SHALL BE TYPE B GABC. THICKNESS OF GABC SHALL BE 4 INCHES FOR STANDARD SIDEWALK AND 6 INCHES FOR DEPRESSED AND TRANSITION SIDEWALK.
 6. PROOF ROLL SUBGRADE, COMPACT TO 95% DENSITY (ASTM D-1557)

DETAIL: SIDEWALK SECTION

SCALE: NOT TO SCALE



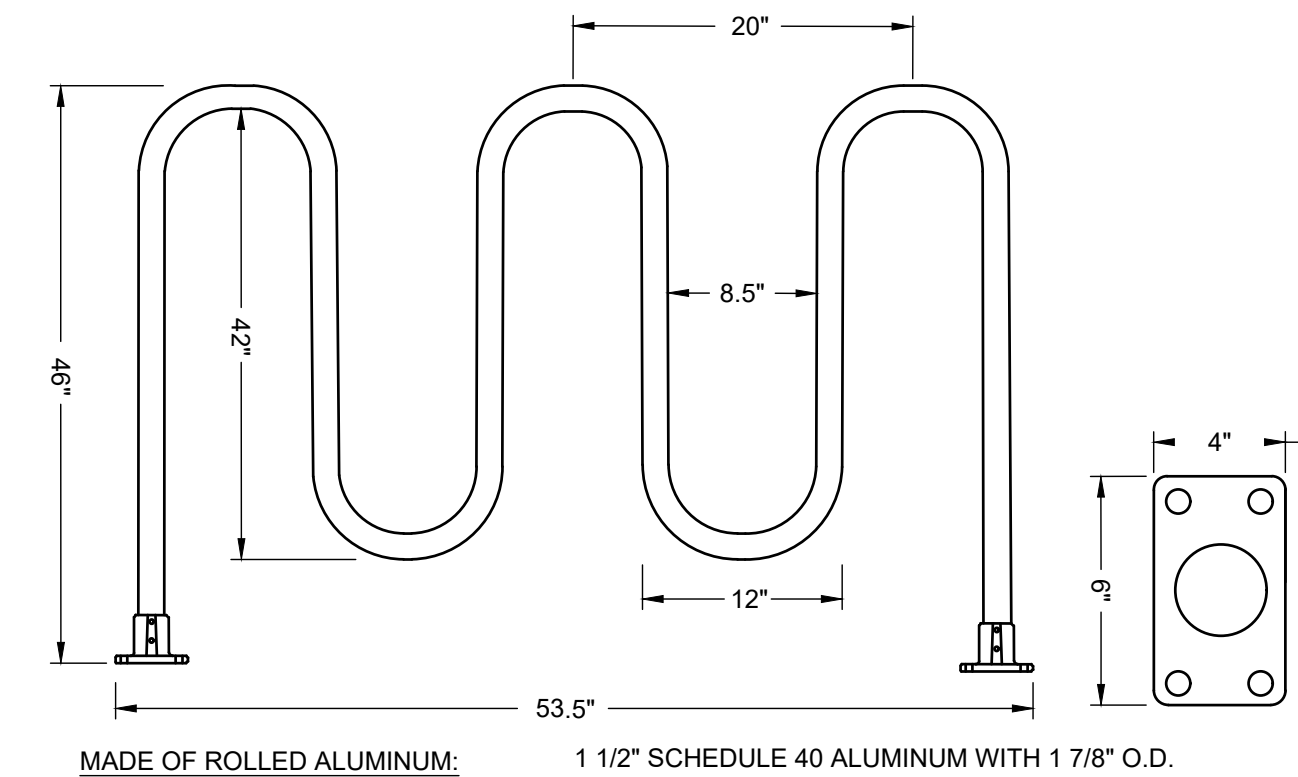
DETAIL: PCC CURB, TYPE 1-6 (ON-SITE)

SCALE: NOT TO SCALE



DETAIL: MONUMENT SUBDIVISION SIGN**

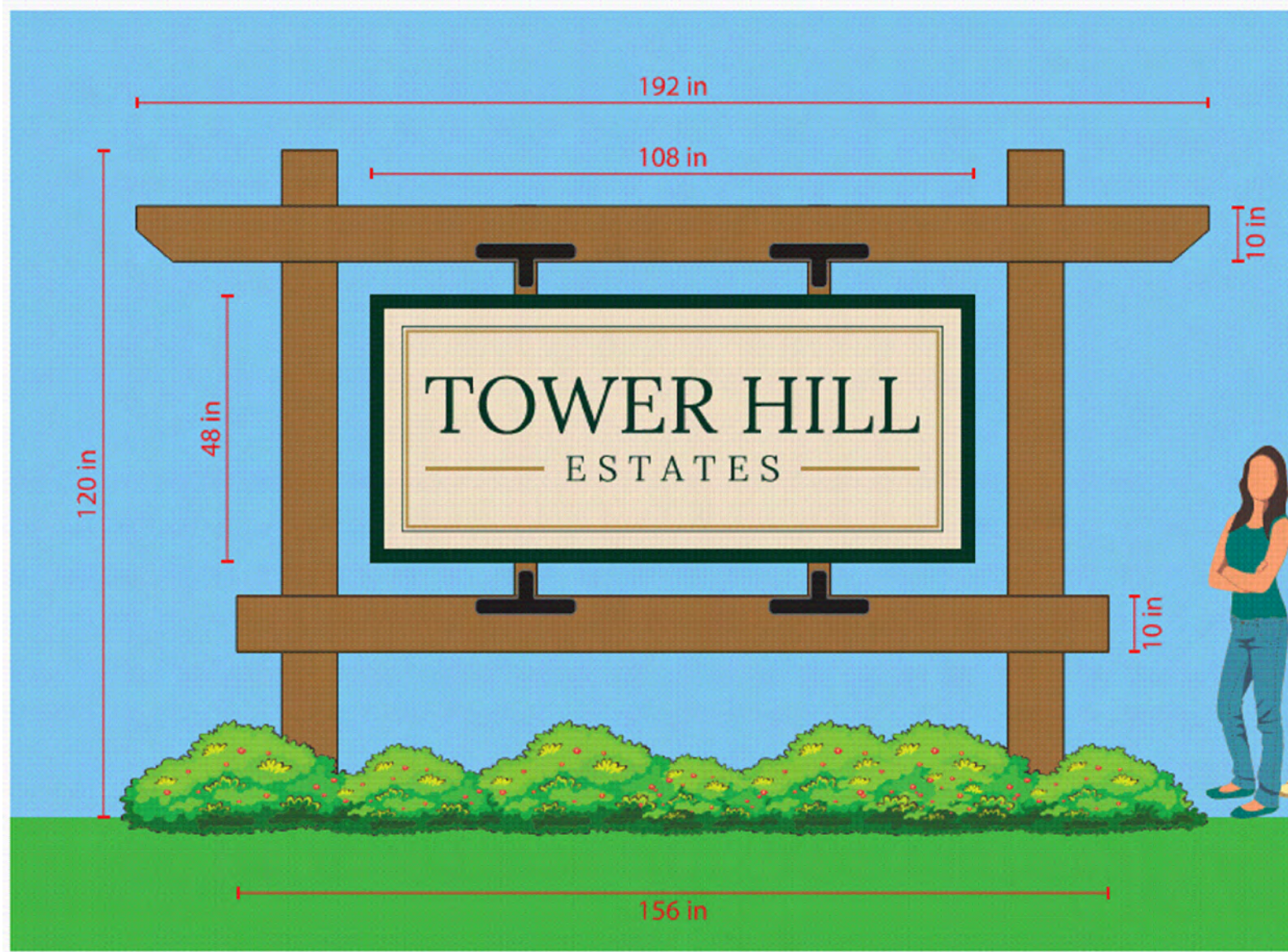
SCALE: NOT TO SCALE



MADE OF ROLLED ALUMINUM: 1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS: 60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT: 46"
INSTALLATION OPTIONS: SURFACE MOUNT
FINISHING OPTIONS: STANDARD CLEAR ANODIZED
MANUFACTURED BY: IDEAL SHIELD
2525 CLARK ST
DETROIT, MI 48209
PHONE: 1-866-825-8659

DETAIL: STANDARD BICYCLE RACK

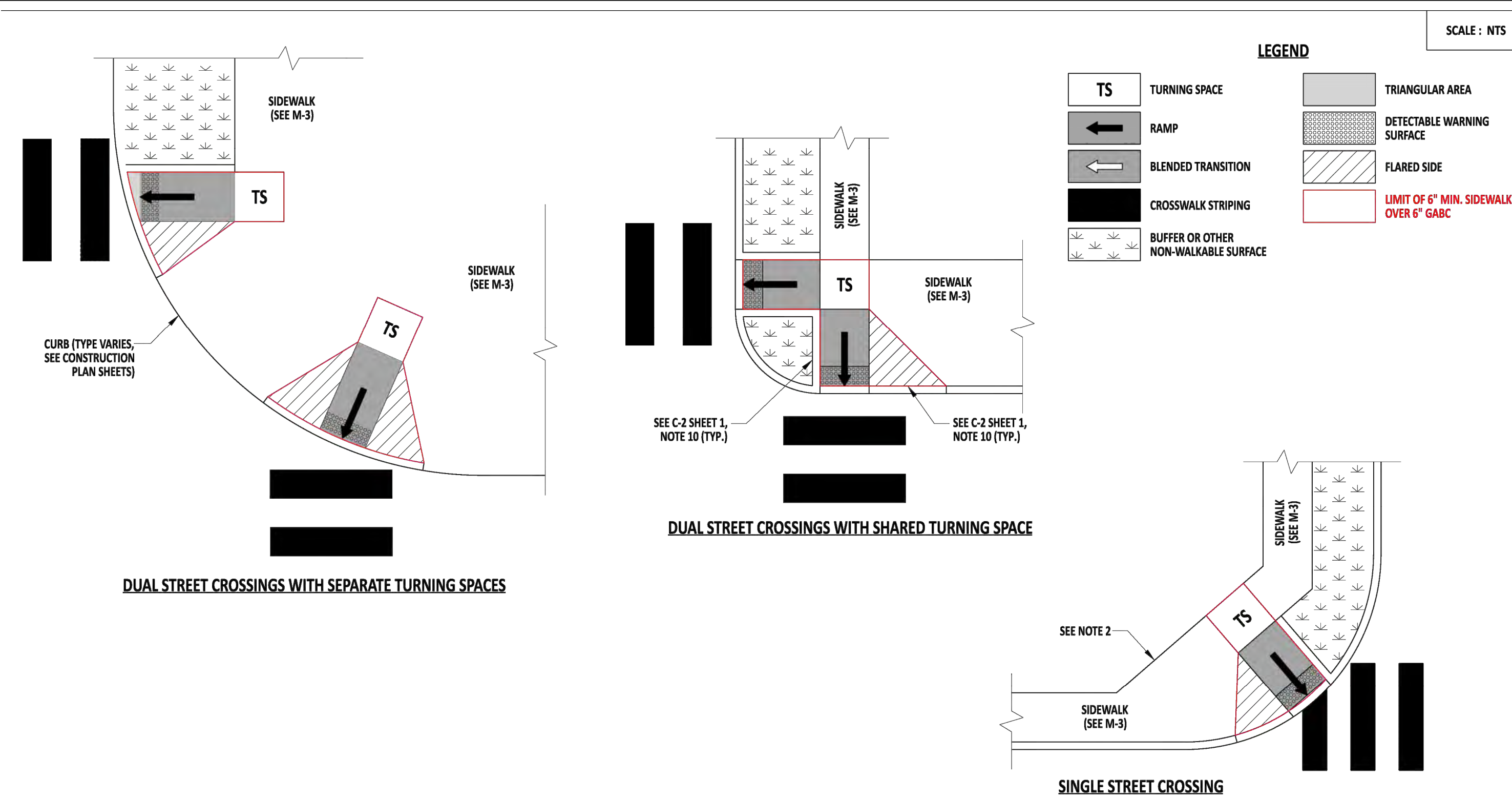
SCALE: NOT TO SCALE



DETAIL: MONUMENT SUBDIVISION SIGN**

SCALE: NOT TO SCALE

****NOTE:**
THE MONUMENT SIGN DETAILS SHOWN ARE PROVIDED FOR BASIS OF DESIGN AND ILLUSTRATIVE PURPOSES ONLY. THE GRAPHICS AND DIMENSIONS ARE CONCEPTUAL AND INTENDED TO REPRESENT THE GENERAL SIGN TYPE, STYLE, AND PLACEMENT. FINAL MONUMENT SIGN DESIGN, DIMENSIONS, MATERIALS, CONSTRUCTION DETAILS, FOUNDATIONS, AND MOUNTING METHODS WILL BE PROVIDED UNDER SEPARATE COVER AND ARE SUBJECT TO FURTHER COORDINATION AND APPROVAL.



- NOTES:
1. SEE DETAIL C-2, SHEET 3 FOR GENERAL PEDESTRIAN CONNECTION NOTES AND ELEMENT REQUIREMENTS.
 2. LOCATE THE BACK OF PEDESTRIAN PATH IN A MANNER THAT ALLOWS FOR THE INSTALLATION OF A TURNING SPACE AT THE TOP OF THE PERPENDICULAR CURB RAMP.
 3. SEE DETAIL C-2, SHEET 3 FOR DWS PLACEMENT.

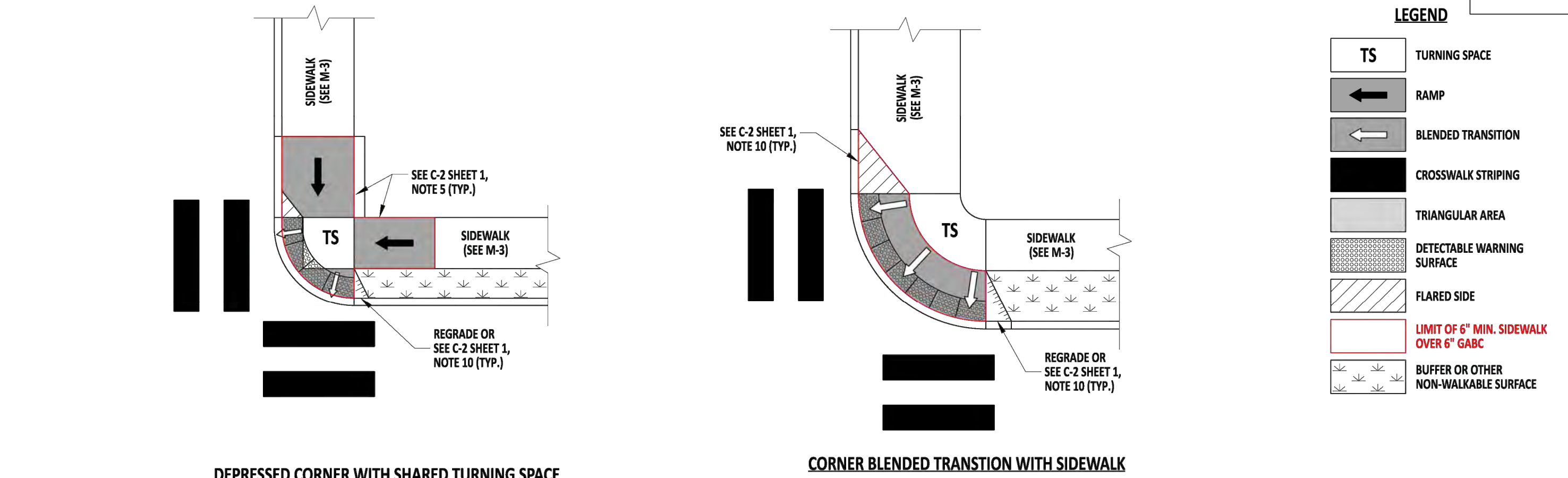
PEDESTRIAN CONNECTION, TYPE 1: PERPENDICULAR CURB RAMPS

DUAL APPROACH LAYOUT ALTERNATIVES

	 ENGINEERING SUPPORT	12/22/2023 DATE	PEDESTRIAN CONNECTION, TYPE 1				REVIEWED	 DEPUTY DIRECTOR - DESIGN	22 December 2023 DATE
	RECOMMENDED		STANDARD NO.	C-2 (2024)	SHT.	2 OF 8	APPROVED	 CHIEF ENGINEER	01/11/2024 DATE

DETAIL: CURB RAMP, TYPE 1

SCALE: NONE



- NOTES:
1. SEE DETAIL C-2, SHEET 1 FOR GENERAL PEDESTRIAN CONNECTION NOTES AND ELEMENT REQUIREMENTS.
 2. INSTALL A TURNING SPACE IF A TURNING MOVEMENT IS REQUIRED TO ENTER OR EXIT THE RAMP. IF A TURNING SPACE IS REQUIRED, THE MINIMUM DEPTH IS 6\"/>

PEDESTRIAN CONNECTION, TYPE 4: DEPRESSED CORNERS

	 ENGINEERING SUPPORT 10/15/2024 DATE	PEDESTRIAN CONNECTION, TYPE 4				REVIEWED	 DAVID JACKSON, OWNER 23 October 2024 DATE		
	RECOMMENDED	STANDARD NO.	C-2 (2025)	SHT.	6	OF	8	APPROVED	 CHRIS ENGHES 10/25/2024 DATE

DETAIL: CURB RAMP, TYPE 4

SCALE: NONE

verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.

DESIGNED BY
BRK

CHK'D BY
DATE

REVISION

No.

1

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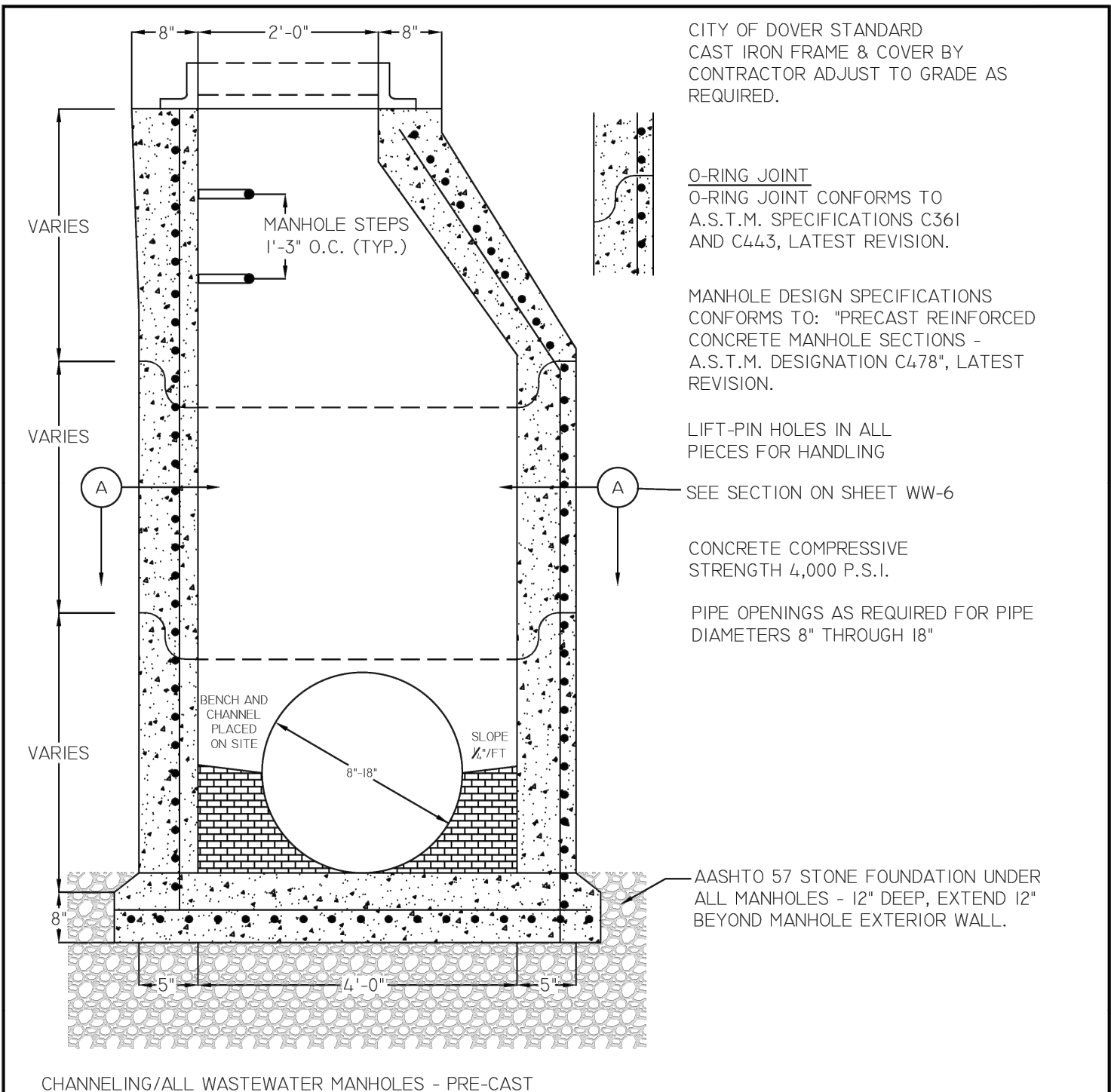
CITY OF DOVER-KENT COUNTY-DELAWARE
**BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD**
PRELIMINARY SUBDIVISION PLAN
CONSTRUCTION DETAILS

DATE
APRIL 30, 2026

SCALE
NONE

SHEET
C-901

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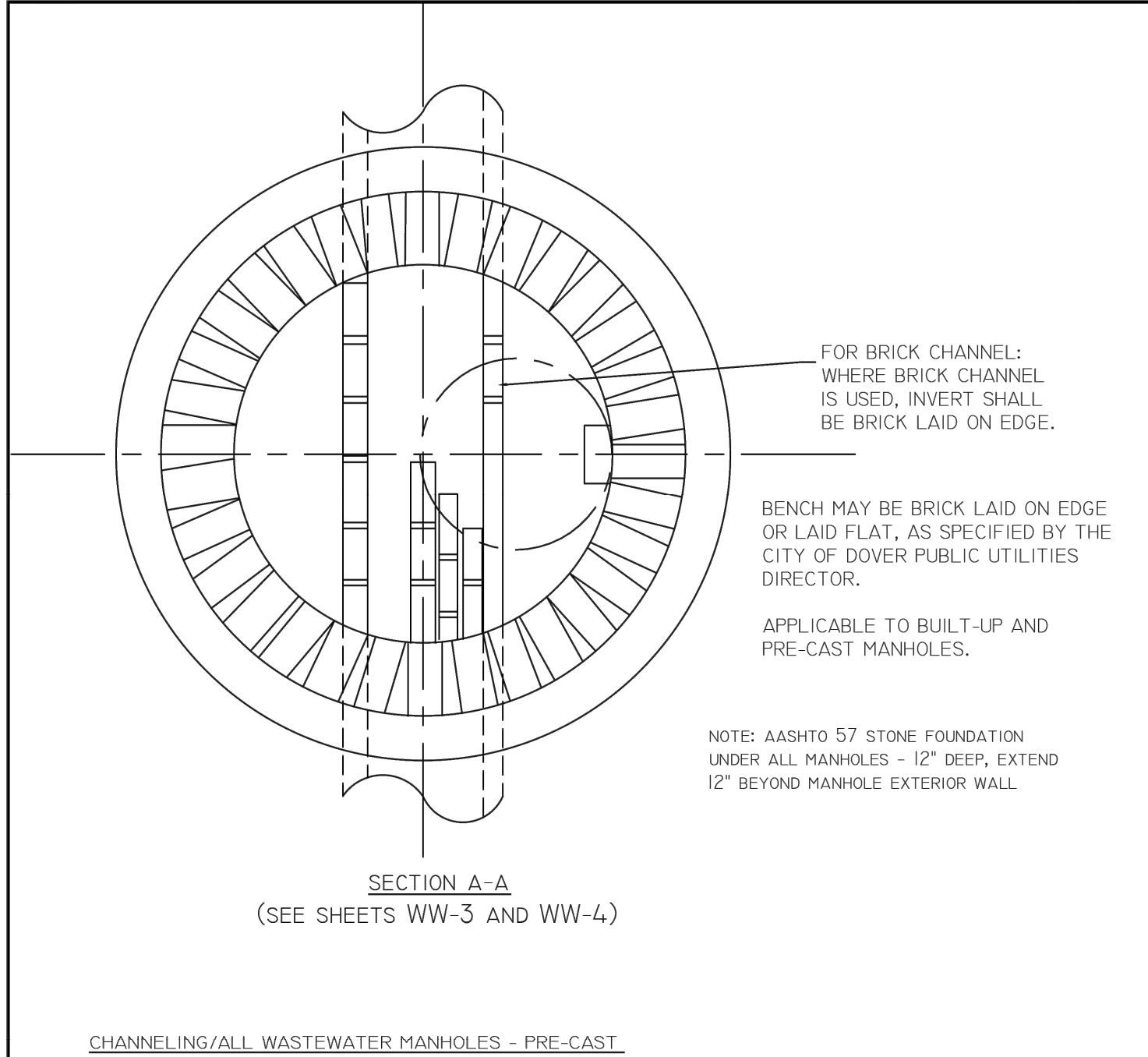
CHANNELING/ALL WASTEWATER MANHOLES - PRE-CAST

BOTTOM OF MANHOLE TO BE CHanneled AND BEnched. MINIMUM CHANNEL DEPTH TO BE HALF THE DIAMETER OF INLET OR THROUGH-PIPE. CHANNELS TO BE SMOOTH, CONCRETE, AND SEMI-CIRCULAR IN SECTION. WHERE BRICK CHANNEL IS USED, INVERT SHALL BE BRICK LAID ON EDGE. SUBJECT TO APPROVAL OF CITY OF DOVER PUBLIC UTILITIES DIRECTOR, PRECAST CHANNELS MAY BE UTILIZED WITH THE UNDERSTANDING THAT IF ALIGNMENT OF FLOW IS OFF, CHANNEL WILL BE REMOVED AND BRICK CHANNEL INSTALLED TO CORRECT FLOW.

 City of Dover	MANHOLE TYPE I	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 12.01.08
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-3

DETAIL: MANHOLE TYPE 1

SCALE: NOT TO SCALE



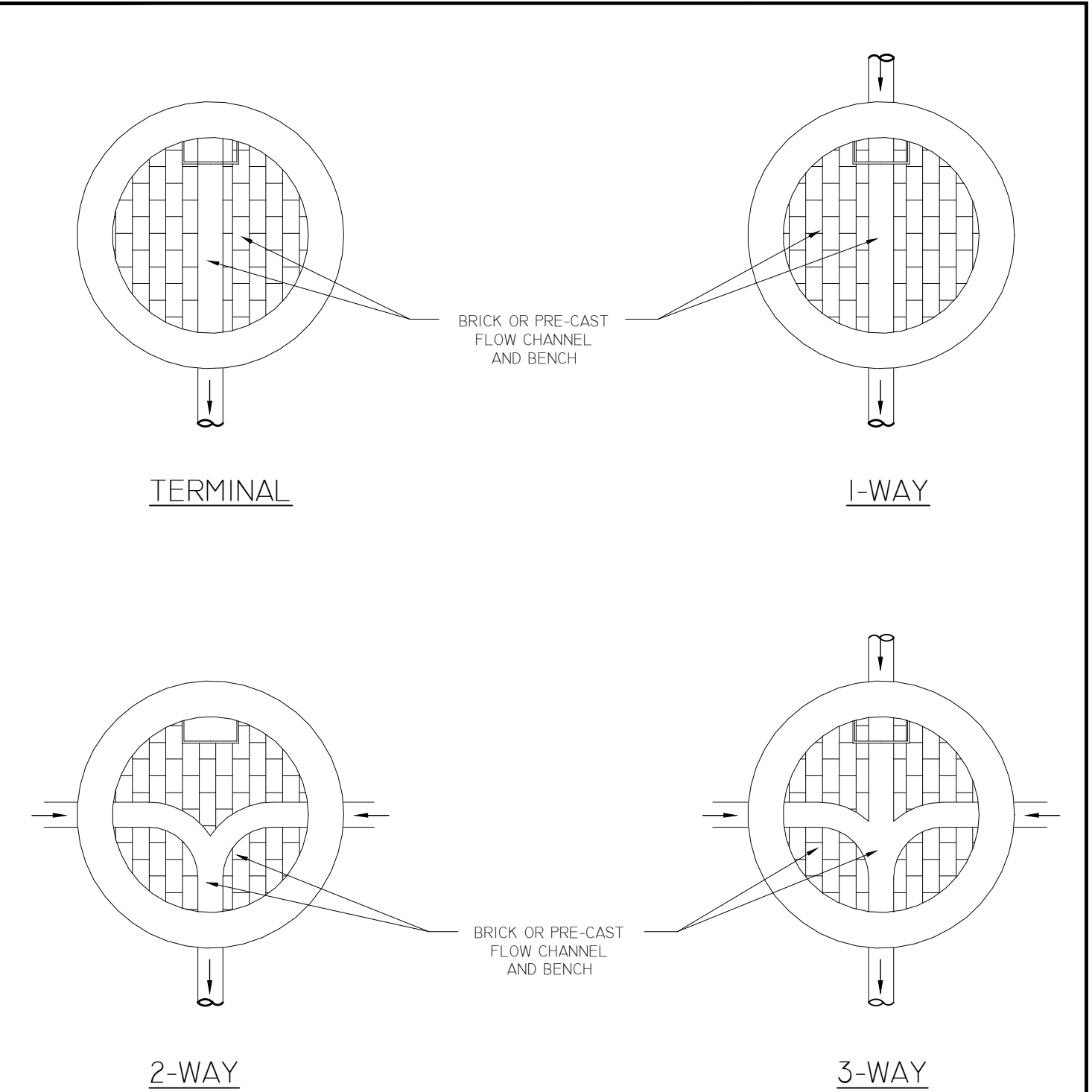
CHANNELING/ALL WASTEWATER MANHOLES - PRE-CAST

BOTTOM OF MANHOLE TO BE CHanneled AND BEnched. MINIMUM CHANNEL DEPTH TO BE HALF THE DIAMETER OF INLET OR THROUGH-PIPE. CHANNELS TO BE SMOOTH, CONCRETE, AND SEMI-CIRCULAR IN SECTION. WHERE BRICK CHANNEL IS USED, INVERT SHALL BE BRICK LAID ON EDGE. SUBJECT TO APPROVAL OF CITY OF DOVER PUBLIC UTILITIES DIRECTOR, PRECAST CHANNELS MAY BE UTILIZED WITH THE UNDERSTANDING THAT IF ALIGNMENT OF FLOW IS OFF, CHANNEL WILL BE REMOVED AND BRICK CHANNEL INSTALLED TO CORRECT FLOW.

 City of Dover	MANHOLE-PLAN VIEW	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 12.01.08
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-6

DETAIL: MANHOLE

SCALE: NOT TO SCALE

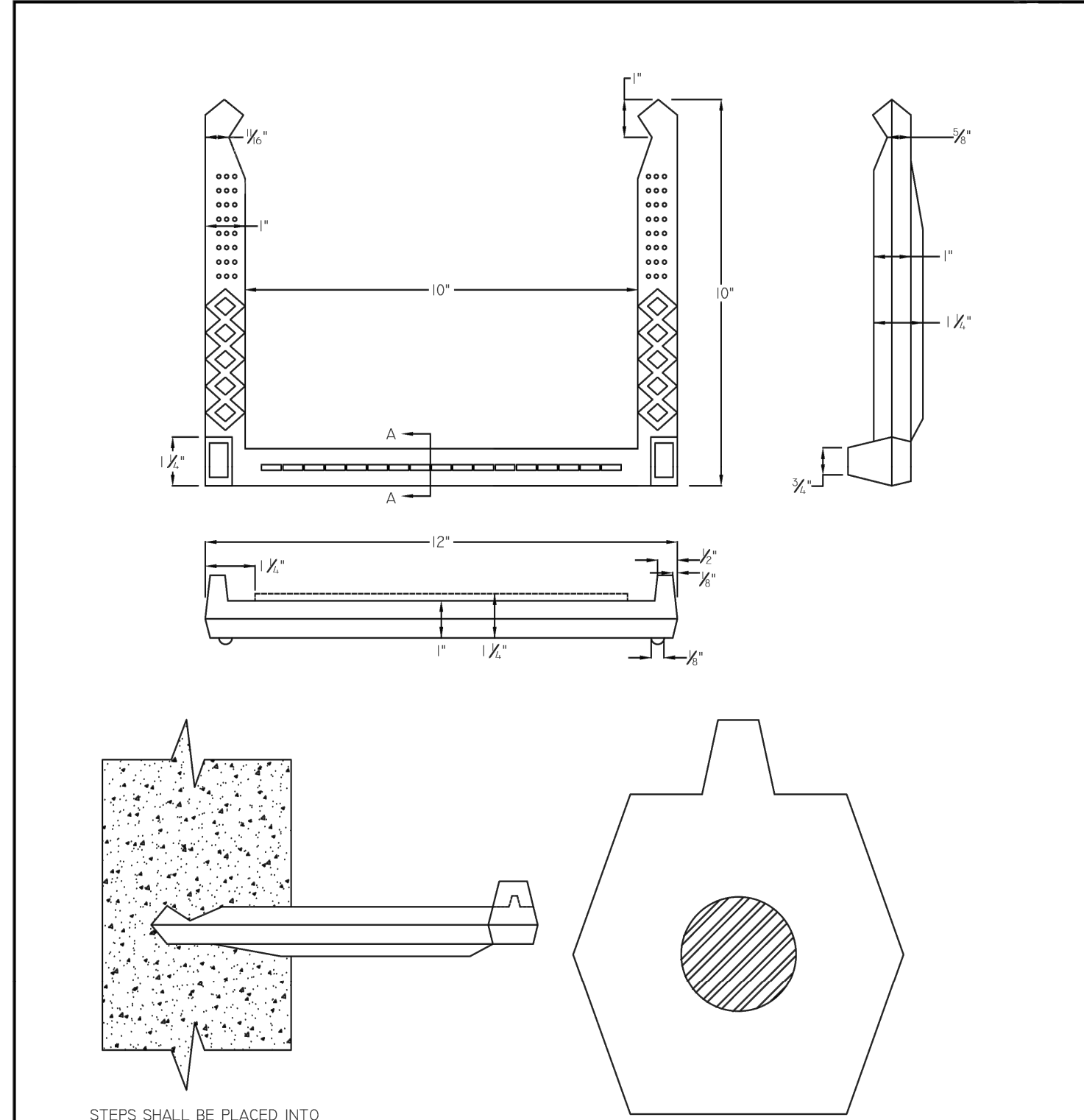


ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

 City of Dover	FLOW CHANNEL PATTERNS	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 03.03.09
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-7

DETAIL: FLOW CHANNEL PATTERNS

SCALE: NOT TO SCALE

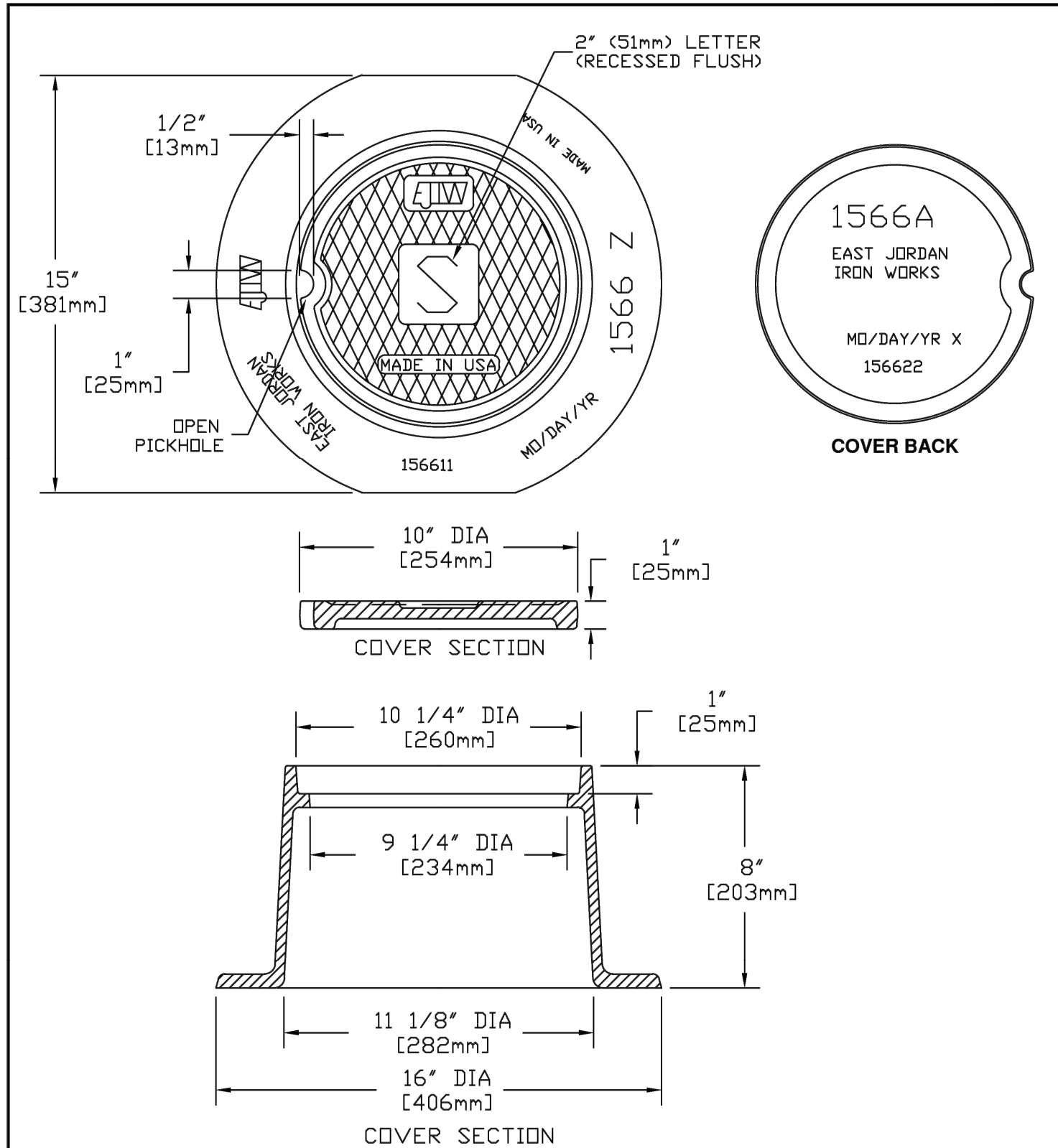


SECTION A-A
POLYPROPYLENE PLASTIC
NO. 3 DEFORMED STEEL ROD

 City of Dover	MANHOLE STEPS	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 01.05.09
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-8

DETAIL: MANHOLE STEPS

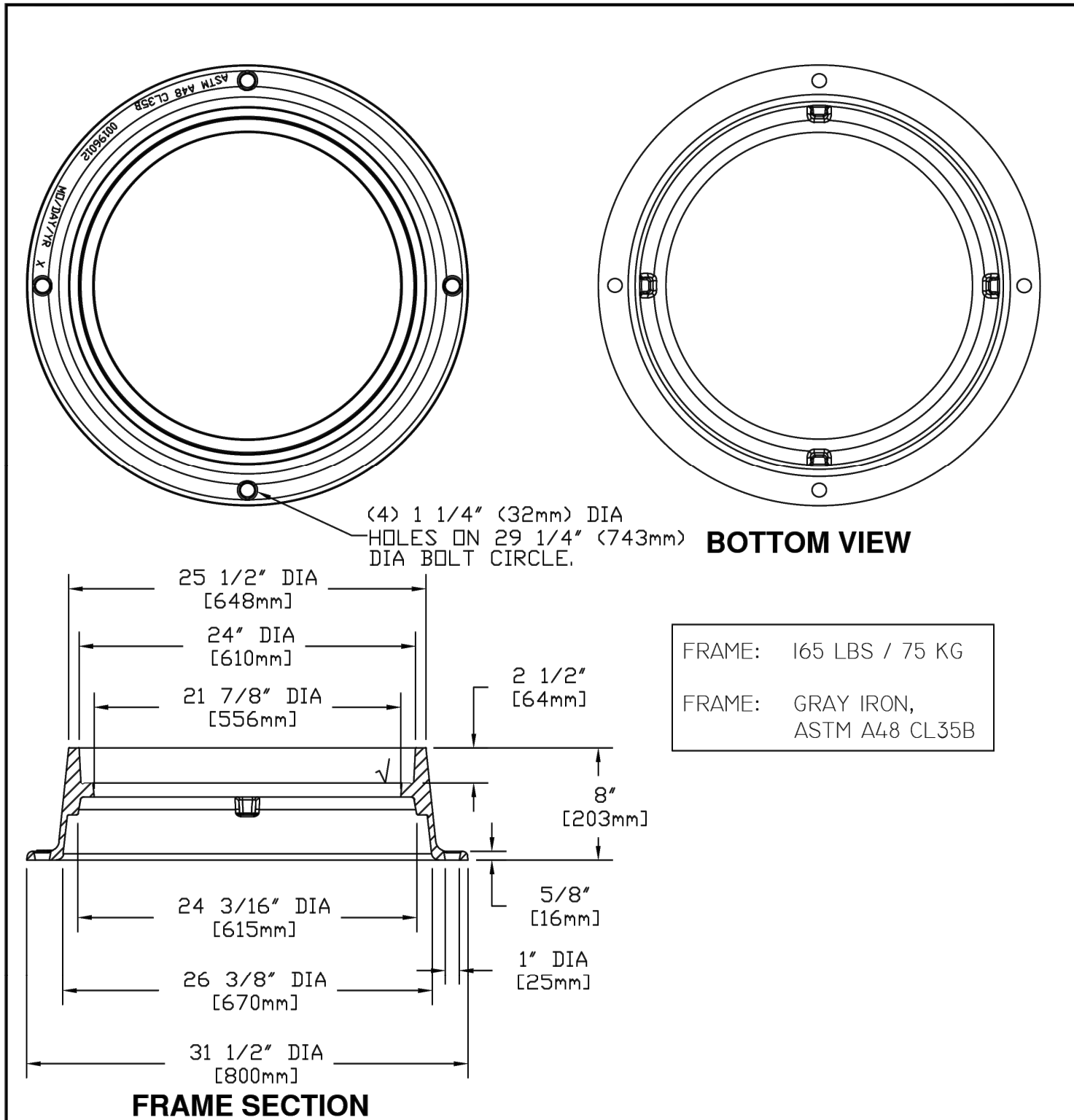
SCALE: NOT TO SCALE



 City of Dover	SANITARY SEWER CLEANOUT DETAIL	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 12.01.08
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-9

DETAIL: SANITARY SEWER CLEANOUT

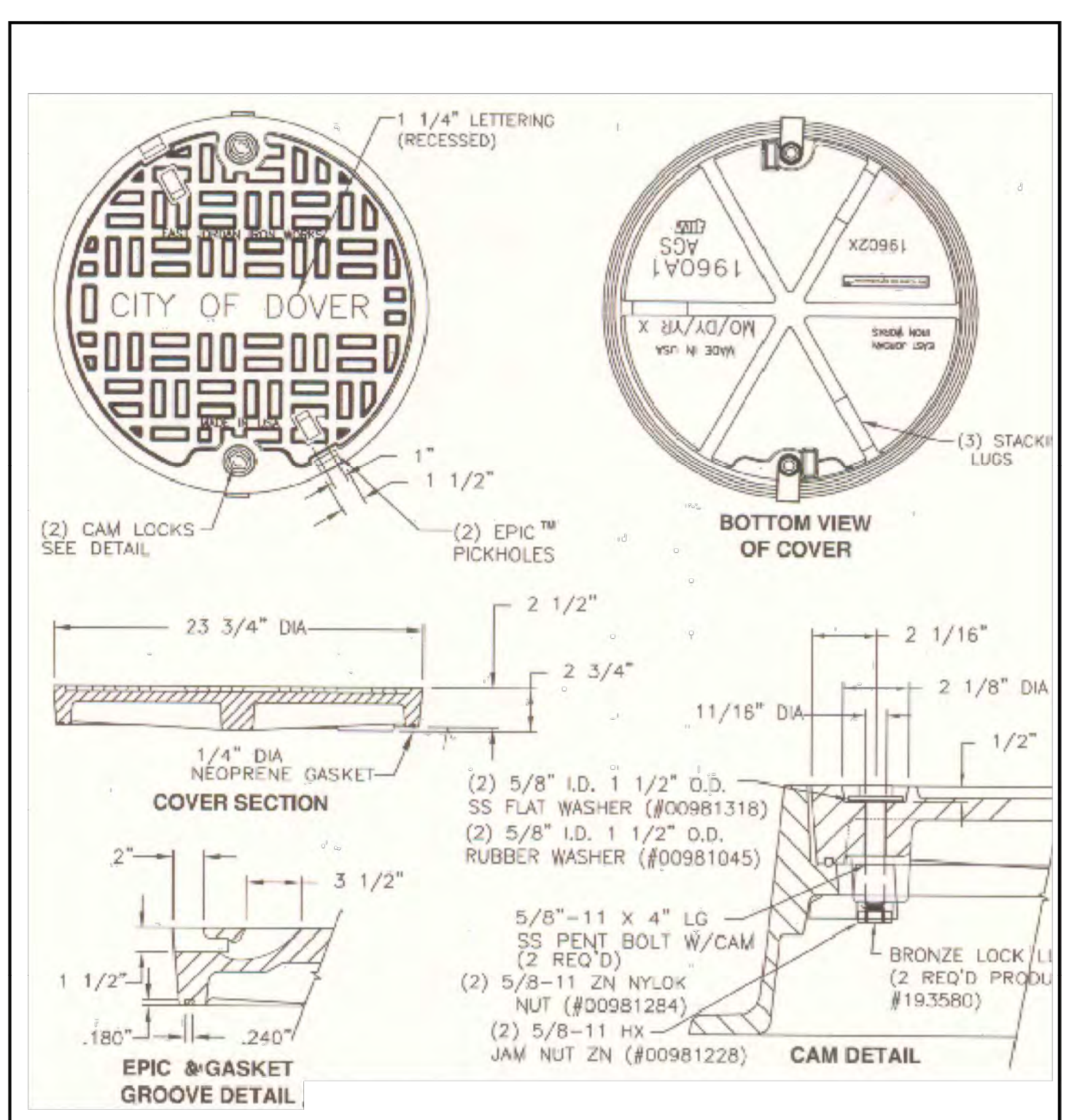
SCALE: NOT TO SCALE



 City of Dover	MANHOLE FRAME	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 12.01.08
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-10

DETAIL: MANHOLE FRAME

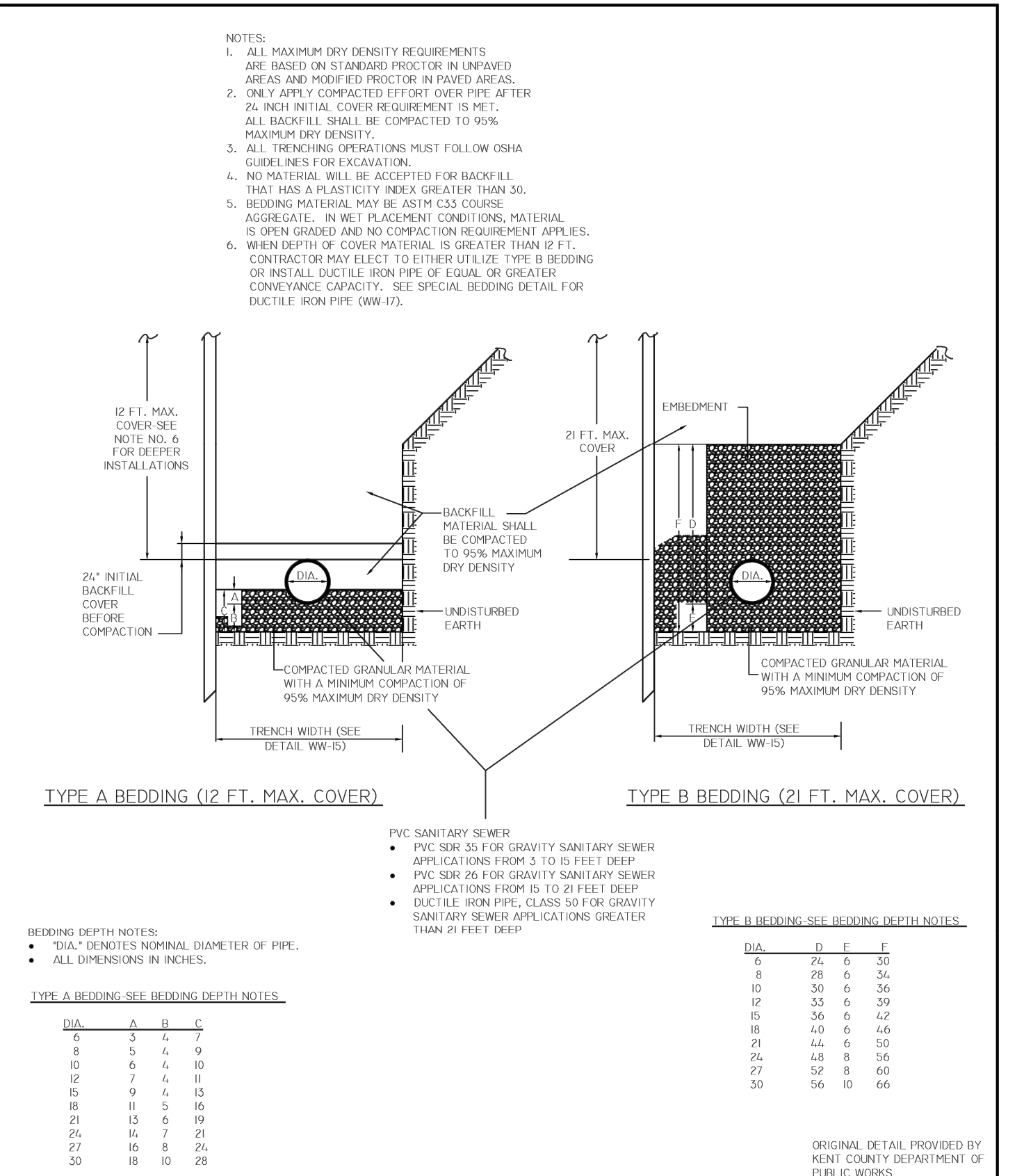
SCALE: NOT TO SCALE



 City of Dover	MANHOLE COVER-LOCKING	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 12.01.08
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-12

DETAIL: MANHOLE COVER - LOCKING

SCALE: NOT TO SCALE



 City of Dover	SPECIAL BEDDING AND EMBEDMENT FOR PVC SANITARY SEWER PIPE	
	DEPARTMENT OF PUBLIC UTILITIES	
	DRAWN: JAL	DATE: 03.03.09
	CKD: REM/RJH	SCALE: NTS
 City of Dover	APRVD: SJD	DWG. NO: WW-16

DETAIL: BEDDING AND EMBEDMENT FOR PVC PIPE

SCALE: NOT TO SCALE



5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302.239.4634

VERONICA M. DUBE, P.E.

DESIGNED BY	BRK	DRAWN BY	MC	CHECKED BY	VMD	PROJECT NO.	34877
CHK'D BY	DATE						

REVISION

No.							
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CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

PRELIMINARY SUBDIVISION PLAN

CONSTRUCTION DETAILS

DATE

APRIL 30, 2026

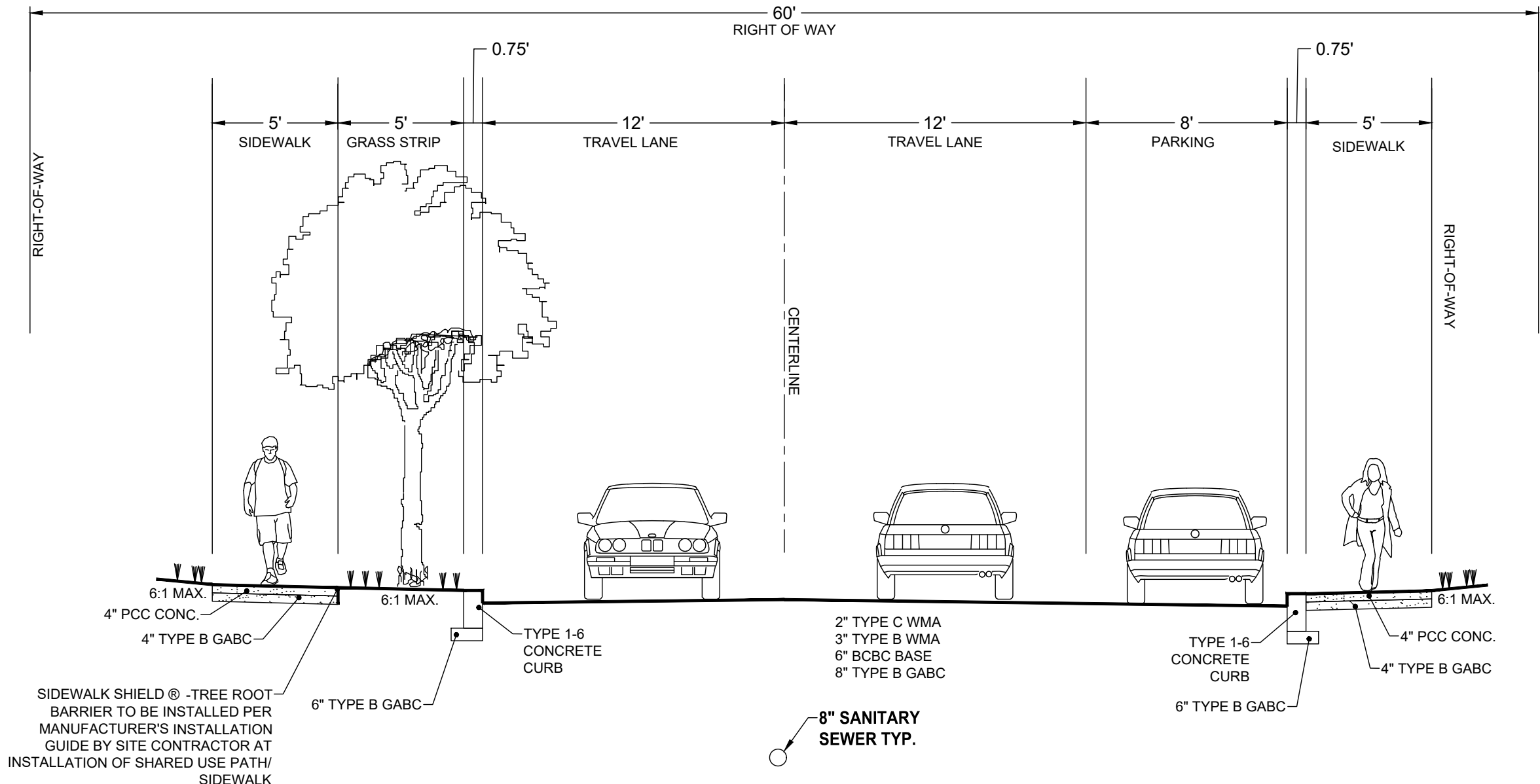
SCALE

NONE

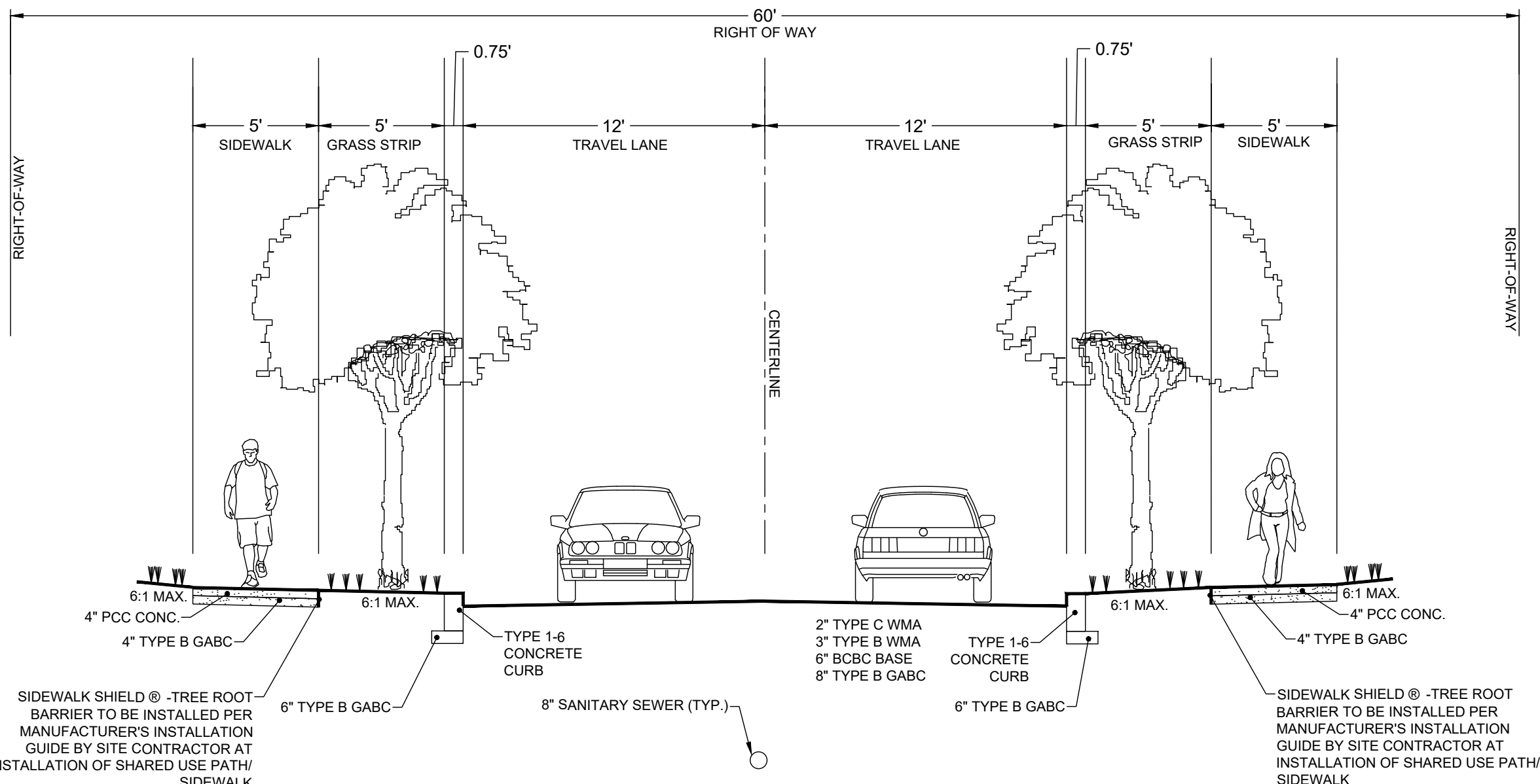
SHEET

C-902

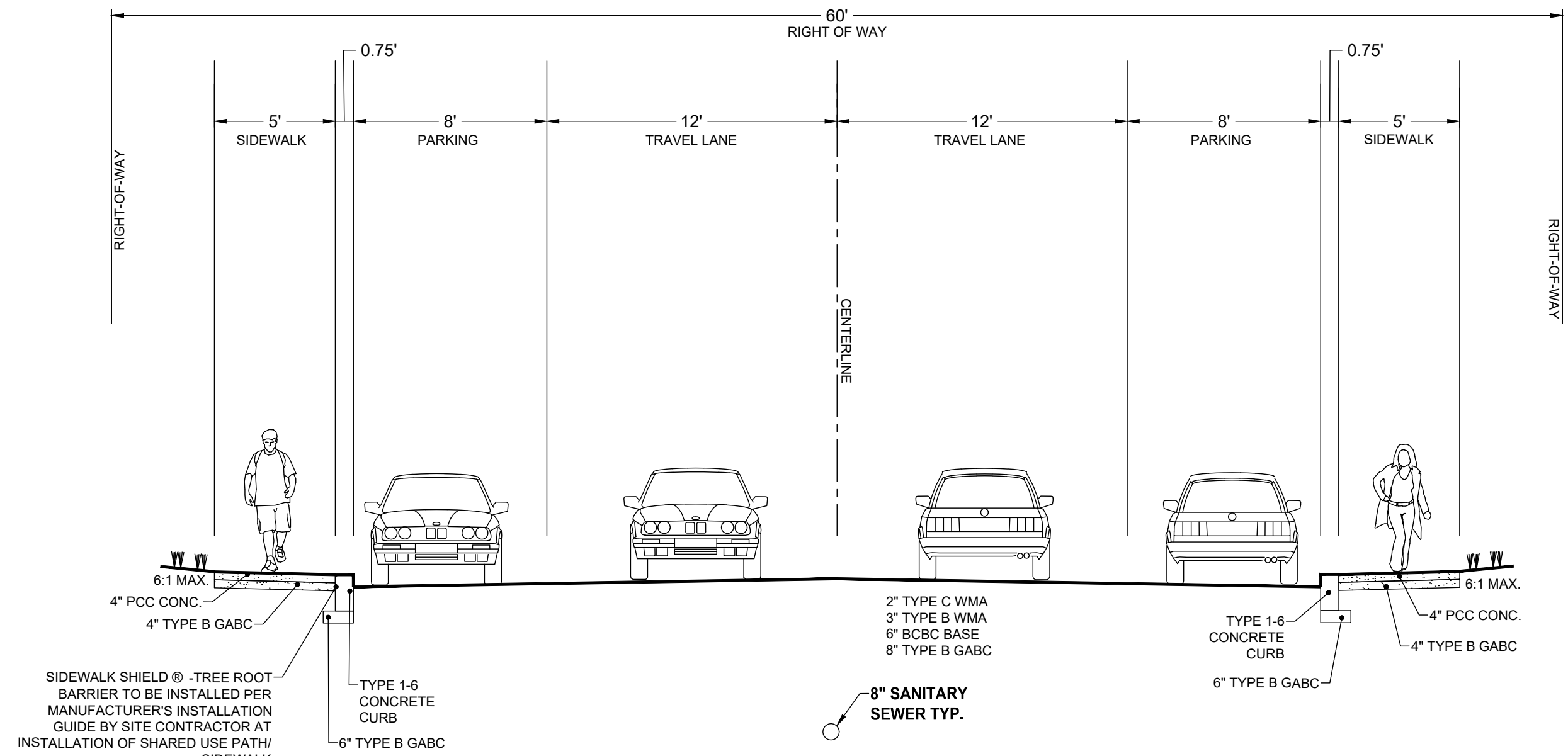
\\verdantas.com\dfs\project files\as-b\bay\34877 - bay village residential development\cadd\typ sect\34877.dwg 4/30/2026 9:44 AM



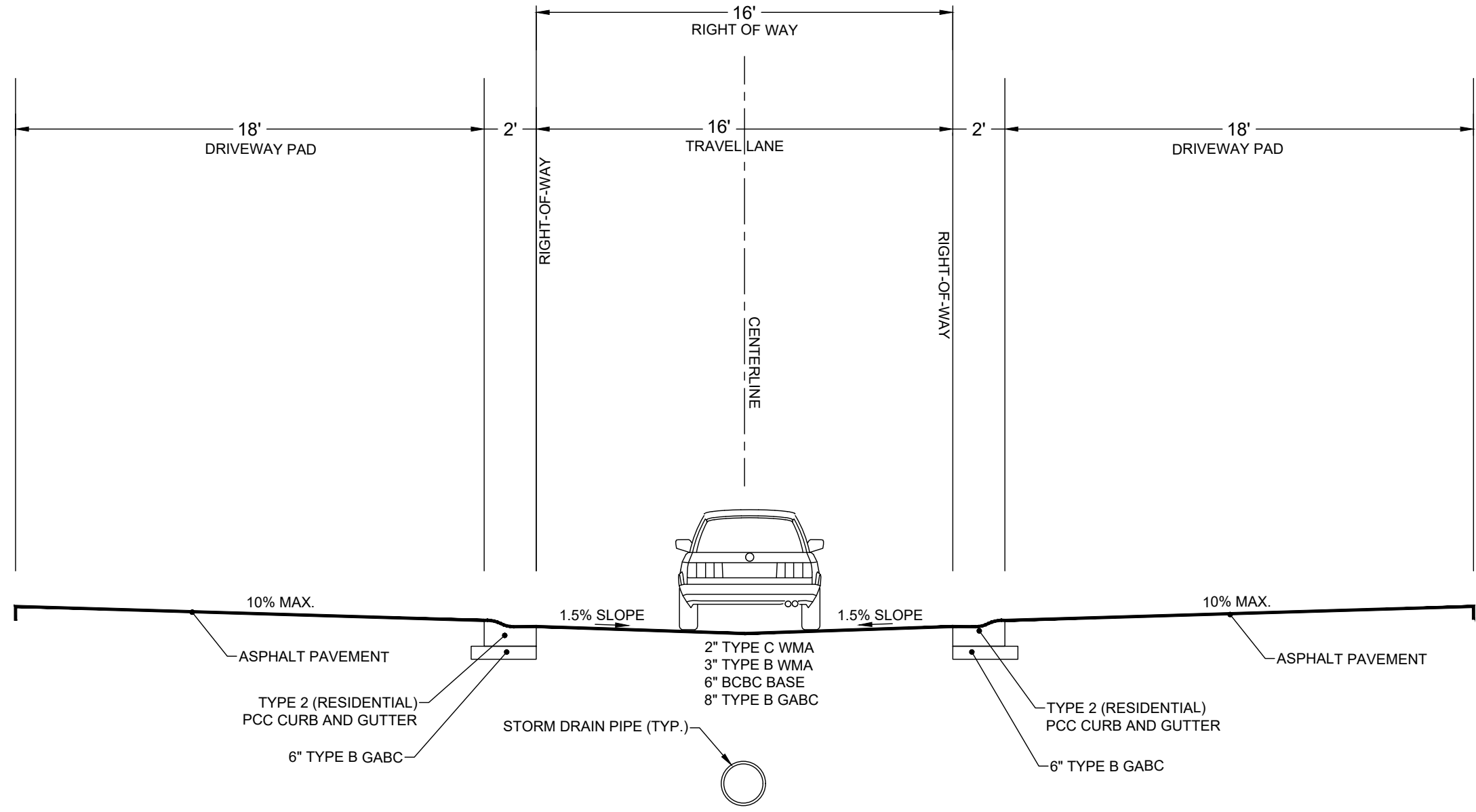
DETAIL: TYPICAL SECTION 32' WIDE ROADWAY - PARKING RIGHT
SCALE: 1" = 5'



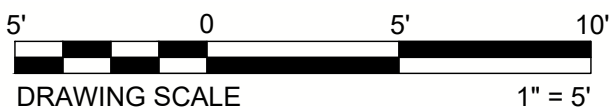
DETAIL: TYPICAL SECTION 24' WIDE ROADWAY
SCALE: 1" = 5'



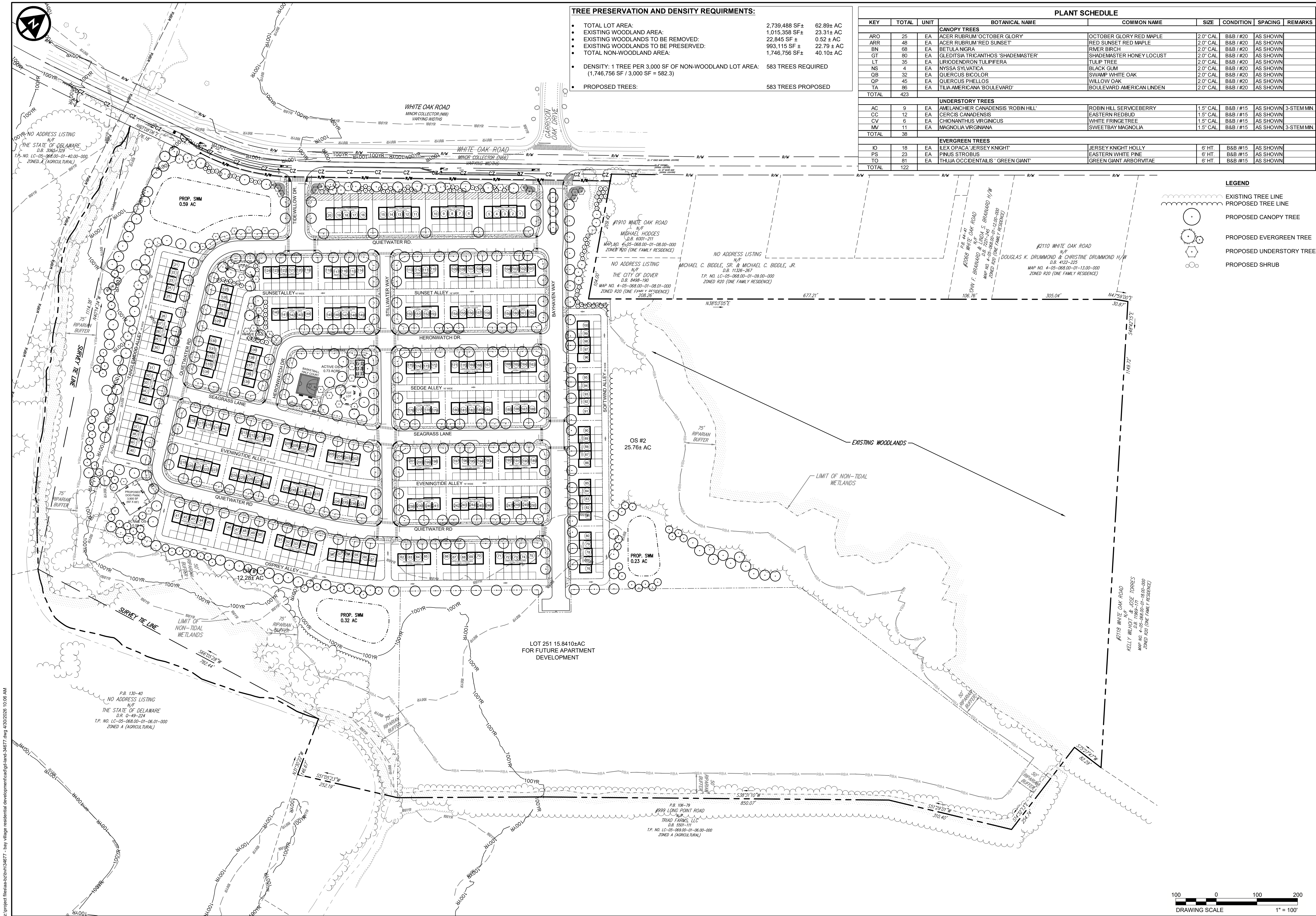
DETAIL: TYPICAL SECTION 40' WIDE ROADWAY - PARKING BOTH SIDES
SCALE: 1" = 5'



DETAIL: TYPICAL SECTION 16' ALLEY
SCALE: 1" = 5'



Z:\project files\ba-b2\ba34677 - bay village residential development\cad\janc 34677.dwg 4/30/2026 10:06 AM



INGRID KOHLER, RLA

DESIGNED BY

JUL

CHK'D BY

DATE

REVISION

No.

PRELIMINARY

NOT FOR

CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

PRELIMINARY SUBDIVISION PLAN

OVERALL LANDSCAPE PLAN

DATE

APRIL 30, 2026

SCALE

1" = 100'

SHEET

L-101

verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302.239.4634

STATE DELAWARE

RLA # S-0010671

