

RECORD PLAN
FOR
CECIL STREET TOWNHOMES CONDITIONAL USE PLAN
207 N WEST STREET
CITY OF DOVER, KENT COUNTY, DELAWARE

GENERAL NOTES

- 1. These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information given. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduit, telephone lines, and other structures/improvements.
- 2. The contractor shall notify the following, two (2) weeks prior to the start of construction and shall coordinate construction and erosion control with the utility companies involved:
Dover Department of Public Utilities.....1-302-736-7025
Miss Utility.....1-800-282-8555
Kent Conservation District.....1-302-741-2600
Larson Engineering Group, Inc.....1-302-731-7434
- 3. All materials and workmanship shall meet the State of Delaware Standards and Specifications, dated August 2001 and any addendum thereto.
- 4. All disturbed area within the State Right-Of-Way, but not in pavement, shall be topsoiled (6" minimum), fertilized and seeded.
- 5. A 24-hour (minimum) notice shall be given to the District Permit Supervisor prior to starting entrance construction.
- 6. All construction shall be marked for traffic and pedestrian safety.
- 7. The contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the engineer.
- 8. The owner is responsible for the acquisition of all easements, both permanent and temporary.
- 9. The contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the engineer. Contractor shall receive written permission from the engineer if a deviation of the plans is necessary.
- 10. All sidewalks shall meet each door at finished floor elevation.
- 11. All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil seed, and mulching shall be repeated until settlement subsides (see erosion and sediment control specifications).
- 12. Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
- 13. All sediment and erosion control facilities shall conform to Delaware Erosion and Sediment Control Handbook, Dec. 2003.
- 14. All fire lanes, fire hydrants, and Fire Department connections shall be marked in accordance with the State Fire Protection regulations.
- 15. Topography was field verified by Larson Engineering Group, Inc. in December 2024.
- 16. Boundary information was prepared by Larson Engineering Group, Inc. in December 2024.
- 17. No wetlands on this site.
- 18. The Kent Conservation District reserves the right to add, modify or delete any erosion and sediment control measures as it deems necessary.
- 19. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
- 20. 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.
- 21. All construction/demolition debris shall be removed off-site to an approved solid waste facility.
- 22. All construction shall be done in accordance with Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, dated June 2022 and Standard Construction Details, dated 9/24/24.
- 23. All entrances shall conform to the State of Delaware Department of Transportation and will be subject to approval.
- 24. All sidewalk, handicap accessible features and parking spaces are to be constructed and signage placed in accordance with A.D.A. regulations.
- 25. The site is located in Zone X (unshaded): Areas of less than 0.2% annual chance of flood per FIRM map panel number 10001C0166H dated May 5, 2003.
- 26. All stormwater management facilities, including storm drains and catch basins, located on site shall be owned and maintained by the property owner in perpetuity.

DATA COLUMN

Plan Purpose: Subdivision of existing parcel into 4 residential lots for construction of 4 residential townhomes.

Plan Type: Conditional Use & Minor Subdivision Plan

Parcel Number: ED-05-076.08-02-01.00-00001

Owner Address: 4BL, LLC
114 W Reed Street
Dover, DE 19904
Representative: Cameron Llewellyn
Phone: (302) 359-4646

Property Address: 207 N. West St.
Dover, DE 19904

Site Area: 12,158,214 Sq. Ft.; 0.279± Acres.

Existing Zoning: RG-1 (General Residence)

Datum: NAVD88

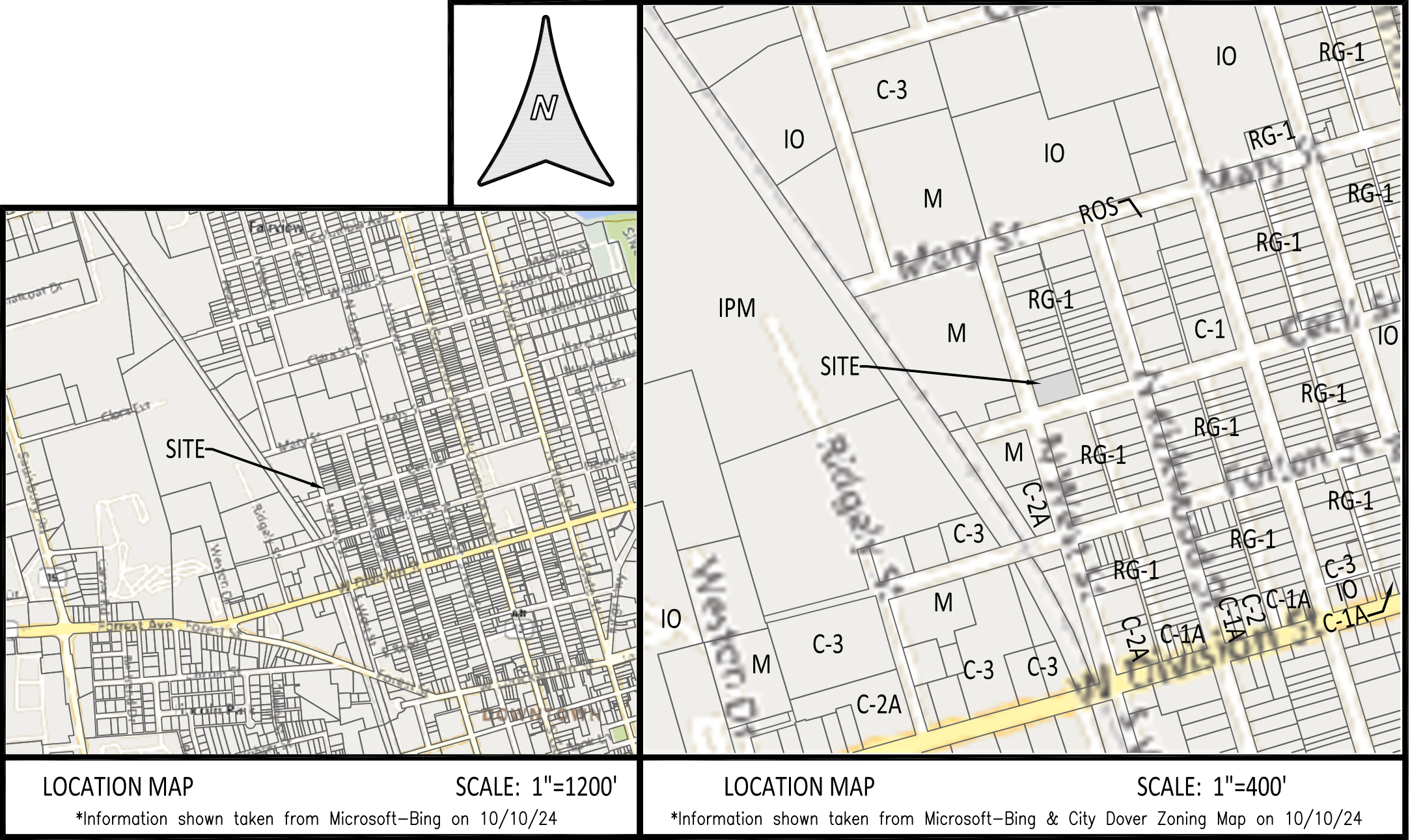
Existing Use: Residential/Vacant
Proposed Use: Residential/Townhouse

Percent existing lot coverage: 29.7%

Sewer Service: Gravity, City of Dover

Water Service: City of Dover

Trash Service: City of Dover



SHEET INDEX

- RP-1 RECORD PLAN - TITLE SHEET
- RP-2 RECORD PLAN

Required Bulk Standards	Townhouse/DU Family Attached	Lot			
		1	2	3	4
Minimum required					
Lot Area (sq. ft.)	3000* (2366)	3723.26	2367.41	2368.09	3699.45
Lot Width	20'	44.00'	28.00'	28.00'	43.65'
Lot Depth	100'* (84.50')	84.50'	84.50'	84.56'	84.50'
Front Yard	15'	15.8'	15.8'	15.8'	15.8'
Side Yard (minimum)	10'/0	N/A	0	0	15.7'
Rear Yard	30'	30.8'	30.8'	30.8'	30.9'
Off-Street Parking Spaces/DU	1	2	2	2	2
Maximum Permitted Building Height					
Stories	35'	26'	26'	26'	26'
	3	2	2	2	2
Lot Coverage	60%	35.5%	54.9%	54.9%	35.1%
*Bulk Standards Modified by Board of Adjustment Variance					

WAIVER REQUESTED

- 1. Waiver from Land Subdivision Regulations (Appendix A), Article VI, A.-Streets, Section 13.8; To waive the requirement for townhouses to have rear alleys.
- 2. Waiver from Zoning Ordinance Article 5, Section 17 to waive the rear emergency access by providing sprinkler systems within the proposed townhouses.
- 3. Active Recreation Area - Exemption to recreation area and open space dedication by providing the required open space due to "small development" designation of site per Zoning Ordinance Article 5, Section 10.511.

VARIANCES GRANTED ON NOVEMBER 20, 2024 (City of Dover Board of Adjustment under Case No. V-24-06)

- 1. Variance from Article 4, Section 4.2 to allow a lot area of 2,366 Sq. Ft. for Lots 2 and 3 from the required 3,000 Sq. Ft.
- 2. Variance from Article 4, Section 4.2 to allow a lot depth of 84.50 Ft. from the required 100 Ft.

OWNER'S CERTIFICATION

We, 4BL, LLC hereby certify that we are the owners of the property described and shown on this plan, that the plan was made at my direction, and that we acknowledge the same to be our act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

Date _____ Signature _____
Print: Cameron Llewellyn
4BL, LLC

ENGINEER'S CERTIFICATION

I, Douglas J. Liberman PE, hereby certify that I am a Registered Engineer, Land Surveyor, or Architect 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, surveying, and/or architectural practices as required by the applicable laws of the State of Delaware.

Date _____ Signature _____
Douglas J. Liberman Engineer

DATE 2/5/25	SCALE AS NOTED	RECORD PLAN - TITLE SHEET	
JOB NO. 24-022	DRAWN BY YATuroczy	FOR CECIL STREET TOWNHOMES CONDITIONAL USE PLAN	
APPLICATION NO.: C-25-01	DESIGNED BY: DLiberman	207 N WEST STREET	
APPROVED BY: DLiberman	CHECKED BY: DLiberman	CITY OF DOVER, KENT COUNTY, DELAWARE	
DATE	REVISION	PREPARED FOR: 4BL, LLC	
		LARSON ENGINEERING GROUP INC. CIVIL ENGINEERING & LAND PLANNING	
SIGNATURE		910 SOUTH CHAPEL STREET • SUITE 200 NEWARK, DE 19713 Phone: (302) 731-7434 Fax: (302) 731-8211	
DATE		SHEET NO.: RP-1	