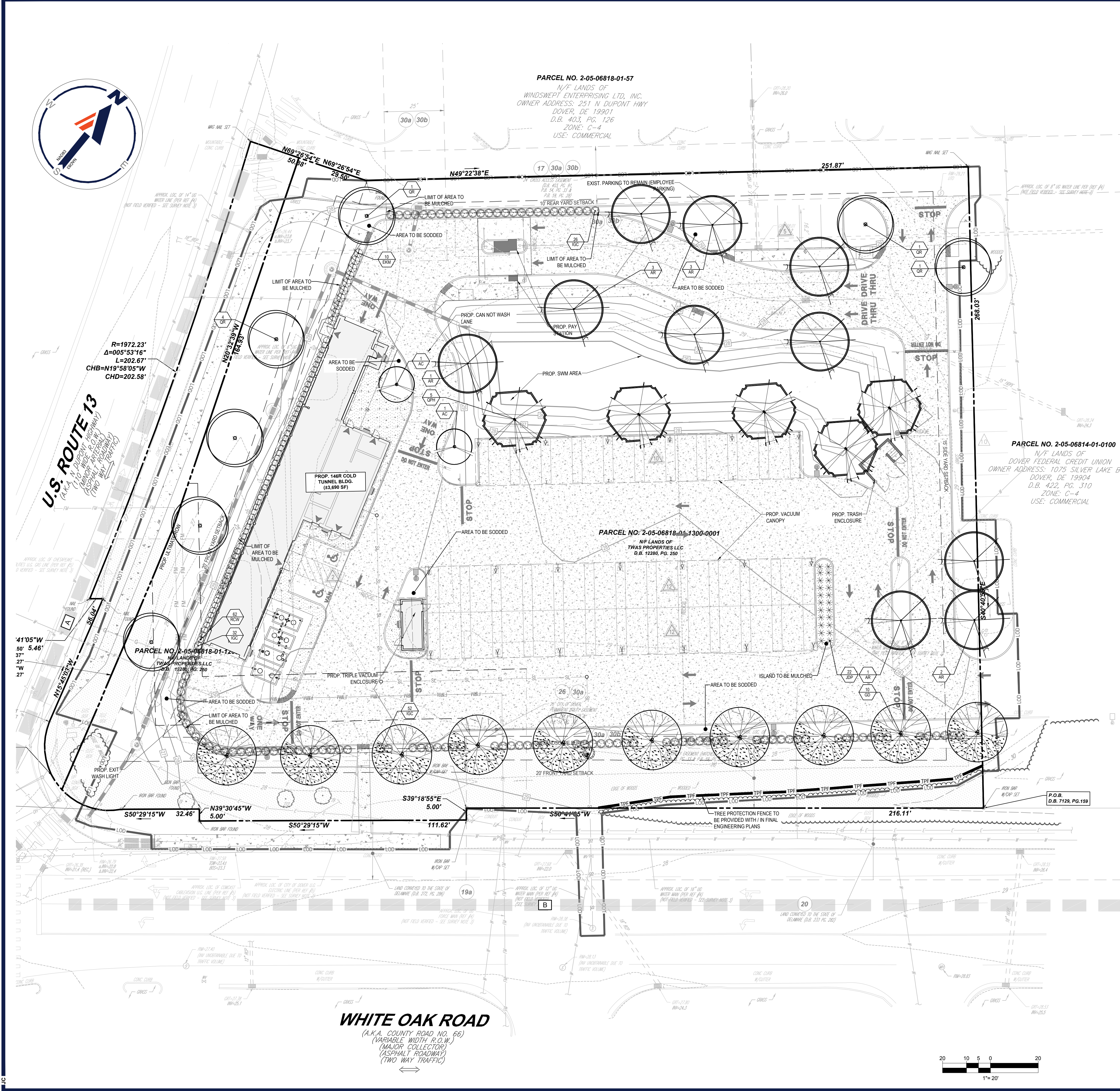




GENERAL NOTES

- TAX MAP PARCEL NO.: 2-05-068.18-01-12.00 AND 2-05-068.18-01-13.00
- OWNER OF RECORD: TWAS PROPERTIES LLC
115 E MAIN ST
THOMASTON, GA 10286
- DEVELOPER/APPLICANT: NEW POTATO CREEK HOLDING, LLC
C/O PJ LAND DEVELOPMENT, LLC
71 CAROLYN BOULEVARD
FARMINGDALE, NY 11735
CONTACT: MIKE MCGRATH
PHONE: 631-449-3791
- ENGINEER: BOHLER
18958 COASTAL HIGHWAY, SUITE D
REHOBOTH BEACH, DE 19071
CONTACT: JUSTIN WITTERS, E.I.T.
PHONE: 302-644-1155
- ZONING:
A. EXISTING: C-4 (HIGHWAY COMMERCIAL)
B. PROPOSED: C-4 (HIGHWAY COMMERCIAL)
- DATUM:
A. HORIZONTAL DATUM IS NAD 83 AND BASED ON DB: 7129, PG. 159
B. VERTICAL ELEVATIONS ARE BASED ON NAVD83
- THE PROPERTY LINES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON AN ALTA SURVEY LANTITLE SURVEY BY CONTROL POINT ASSOCIATES, INC., DATED 12/13/22.
- LAND USE:
A. EXISTING: COMMERCIAL (RETAIL)
B. PROPOSED: COMMERCIAL (CAR WASH)
- AREA REGULATIONS: SEE BULK REQUIREMENTS TABLE.
- PARKING RATIONALE:
A. REQUIRED PARKING: 1 PER 300SF OF FLOOR AREA (3,690 SF) = 12 SPACES
B. PROPOSED PARKING: 41 SPACES
- ACREAGE OF PROPOSED DISTURBANCE: 2.15± AC
- ALL ONSITE SOILS ARE UP - URBAN LAND

CITY OF DOVER LANDSCAPE REQUIREMENTS

SECTION 7. SUPPLEMENTARY REGULATIONS APPLYING TO ALL NON-RESIDENTIAL ZONES	
7.2 BUFFERING: VISUAL AND SOUND SCREENING SHALL BE PROVIDED ON A NON-RESIDENTIAL USE WHEN ABUTTING A RESIDENTIAL USE. SCREENING SHALL CONSIST OF LANDSCAPING.	N/A
7.3 BUFFERS ALONG ARTERIAL STREETS: WHERE A NON-RESIDENTIAL ZONED PROPERTY FRONTS AN ARTERIAL STREET, A LANDSCAPE BUFFER SHALL BE REQUIRED IN ADDITION TO NORMAL LANDSCAPING OF THE STREET R.O.W. IN ALL NON-RESIDENTIAL ZONES. THESE BUFFER AREAS SHALL BE A MINIMUM OF 30 FEET IN DEPTH, MEASURED FROM THE R.O.W. LINE, AND SHALL BE PLANTED WITH A VARIETY OF TREES, SHRUBS, AND GROUNDCOVER SO AS TO CREATE A DISTINCTIVE AND CONSISTENT VISUAL CHARACTER OF THE ARTERIAL STREET.	COMPLIES
NOTE: BUFFERS ALONG ARTERIAL STREETS WERE REDUCED TO 20 FEET BY APPROVAL OF A WAIVER BY PLANNING COMMISSION WITH SITE PLAN S-16-02.	
SECTION 16. TREE PLANTING AND PRESERVATION: ON EACH PROPERTY FOR WHICH A PLANTING PLAN IS REQUIRED, NEW TREES SHALL BE PLANTED TO ATTAIN OR EXCEED A TREE DENSITY OF ONE (1) TREE PER 3,000 S.F. OF LOT AREA. TREES TO MEET BUFFER REQUIREMENTS OR PARKING AREAS SHALL NOT BE COUNTED TOWARDS TREE DENSITY.	PROVIDED: 30 PROPOSED TREES
REQUIRED: TOTAL LOT AREA: 88,718 +/- SF (AFTER DEDICATION) 88,718 S.F. / 3,000 S.F. = 30 TREES**	

LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SPACING	LOCATION
SHADE TREES								
	AR	10	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14' HT.	B+B	PER PLANS	PER PLANS
	GD	10	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2 1/2-3" CAL. / 12-14' HT.	B+B	PER PLANS	PER PLANS
	QPH	5	QUERCUS PHIELLOS	WILLOW OAK	2 1/2-3" CAL. / 12-14' HT.	B+B	PER PLANS	PER PLANS
	QR	7	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL. / 12-14' HT.	B+B	PER PLANS	PER PLANS
SUBTOTAL:		32						
ORNAMENTAL TREES								
	AC	2	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	1-1 1/2" CAL. / 8-10' HT.	B+B	PER PLANS	PER PLANS
DECIDUOUS SHRUBS								
	RCW	62	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	24" HT.	3 GAL.	PER PLANS	PER PLANS
EVERGREEN SHRUBS								
	EKM	10	EUONYMUS KLAUSCHOVICUS 'MANHATTAN'	MANHATTAN SPREADING EUONYMUS	24-30" HT.	#5 CAN	PER PLANS	PER PLANS
	IGC	110	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30" HT.	#5 CAN	PER PLANS	PER PLANS
	JDP	22	JUNIPERUS DAURICA 'PARSON'	PARSON JUNIPER	15-18" SPRD.	#3 CAN	PER PLANS	PER PLANS
SUBTOTAL:		142						
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.								

13. BULK REQUIREMENTS:

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	N/A	88,718± SF (2.04± AC)*
B. MIN. BUILDING SETBACK		
FRONT SETBACK (US ROUTE 13)	30'	30'
FRONT SETBACK (WHITE OAK ROAD)	30'	62.1'
SIDE SETBACK (EAST)	15'	244.3'
REAR SETBACK (NORTH)	10'	57.2'
C. PARKING REQUIREMENTS		
1 SPACE PER 300 S.F. OF GFA OR 1 PER EMPLOYEE.	(3,690 GFA/300) = 12 OR (3 EMPLOYEES) = 3	41 (2 ADA SPACES) (INCLUDING 5 EMPLOYEE SPACES)
WHICHEVER CALCULATION RESULTS IN THE HIGHEST AMOUNT OF PARKING.	12 REQUIRED	
D. MIN. PARKING SPACE DIMENSIONS	9' x 18', 8' x 18' (ADA)	9' x 18', 8' x 19' (ADA)
E. MIN. DRIVE AISLE WIDTH	10' (ONE WAY) 20' (TWO WAY)	18' MIN. (ONE WAY) 24' MIN. (TWO WAY)
F. MAX. BUILDING HEIGHT	75' OR 6 STORIES	24.0± (1 STORY)
G. OPEN SPACE	N/A	N/A
H. MAX. BUILDING COVERAGE/TOTAL IMPERVIOUS COVERAGE (% OF LOT)	75%	58.34% (51,723± SF)

*NOTE: ALL AREAS LISTED ARE TAKEN AFTER DELDOT DEDICATION IS ACCOUNTED FOR



SITE LOCATION MAP

(N.T.S.)
SOURCE: Google Imagery 2022

REVISIONS

REV	DATE	COMMENT	DRAWN BY
			CREATED BY



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PROJECT No.: DE4220053.00
DRAWN BY: JSW
CHECKED BY: DMK
DATE: 1/5/23
CAD LID.: PRLM - 0

PROJECT:

SITE DEVELOPMENT PLAN

FOR

TIDAL WAVE
AUTO SPA



PROPOSED
DEVELOPMENT

245 N DUPONT HIGHWAY
CITY OF DOVER
KENT COUNTY, DE 19901
PARCEL #: 2-05-068.18-01-12.00
AND 2-05-068.18-01-13.00

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

E.R. McWILLIAMS

01/06/2023
REGISTERED LANDSCAPE ARCHITECT
STATE OF DELAWARE

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 1/5/23