

GENERAL NOTES :

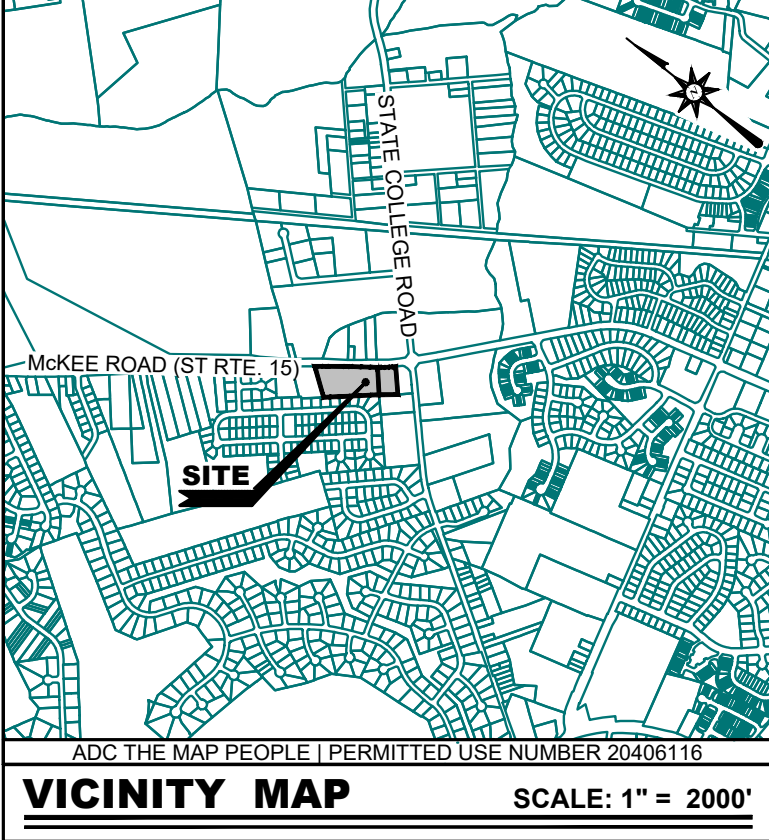
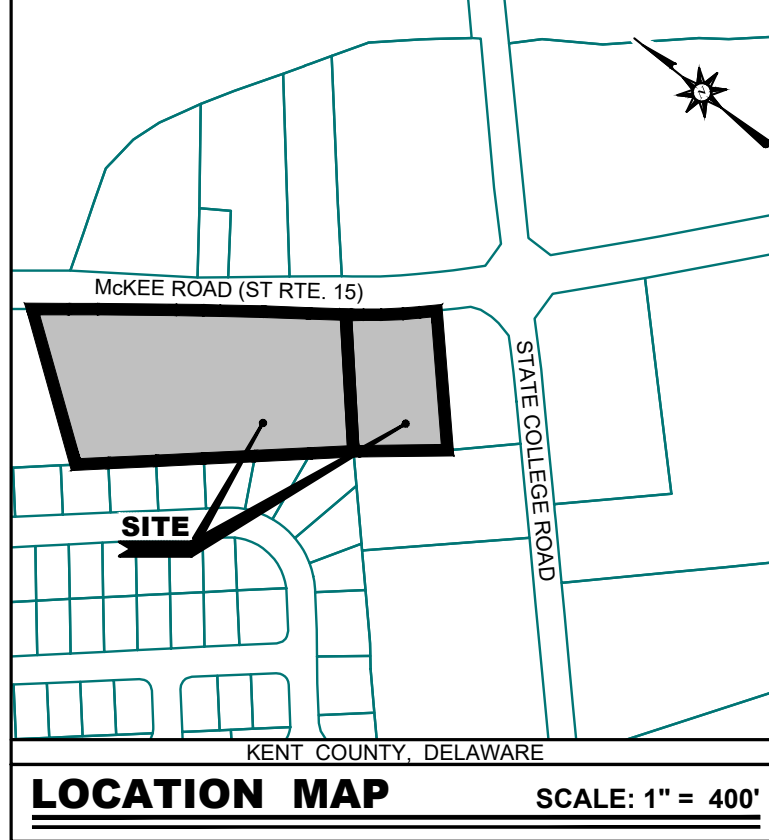
1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN DECEMBER OF 2021. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. 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 TIME DELAYS FROM SAID RELIANCE.
4. THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS OUTSIDE OF THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON KENT COUNTY, DELAWARE FIRM MAP NO. 10001C0166H, PANEL 166 OF 435, DATED MAY 5, 2003.
5. NO UTILITY POLES WERE OBSERVED ON PROPERTY AT TIME OF SURVEY. EASEMENT LINE SHOWN HEREON IS BASED ON DESCRIPTION FOUND IN RIGHT-OF-WAY AGREEMENT (D.R. M-22-514). OTHER POLES MENTION ARE UNLOCATABLE BASED ON AVAILABLE INFORMATION.
6. BEARINGS SHOWN ON PLAN ARE DIFFERENT FROM DEED INFORMATION DUE TO REQUIREMENTS SET BY REGULATORY AGENCIES TO BE GEOSPATIALLY TIED TO DELAWARE STATE PLANE REFERENCE SYSTEM.
7. BECKER MORGAN GROUP, INC. CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED ON THE PROJECT SITE.
8. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
9. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
10. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI A117.1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

GENERAL NOTES :

11. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
12. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT CONSERVATION DISTRICT (KCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
13. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
14. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
15. ALL WORK WITHIN CITY MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
16. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
17. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
19. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.

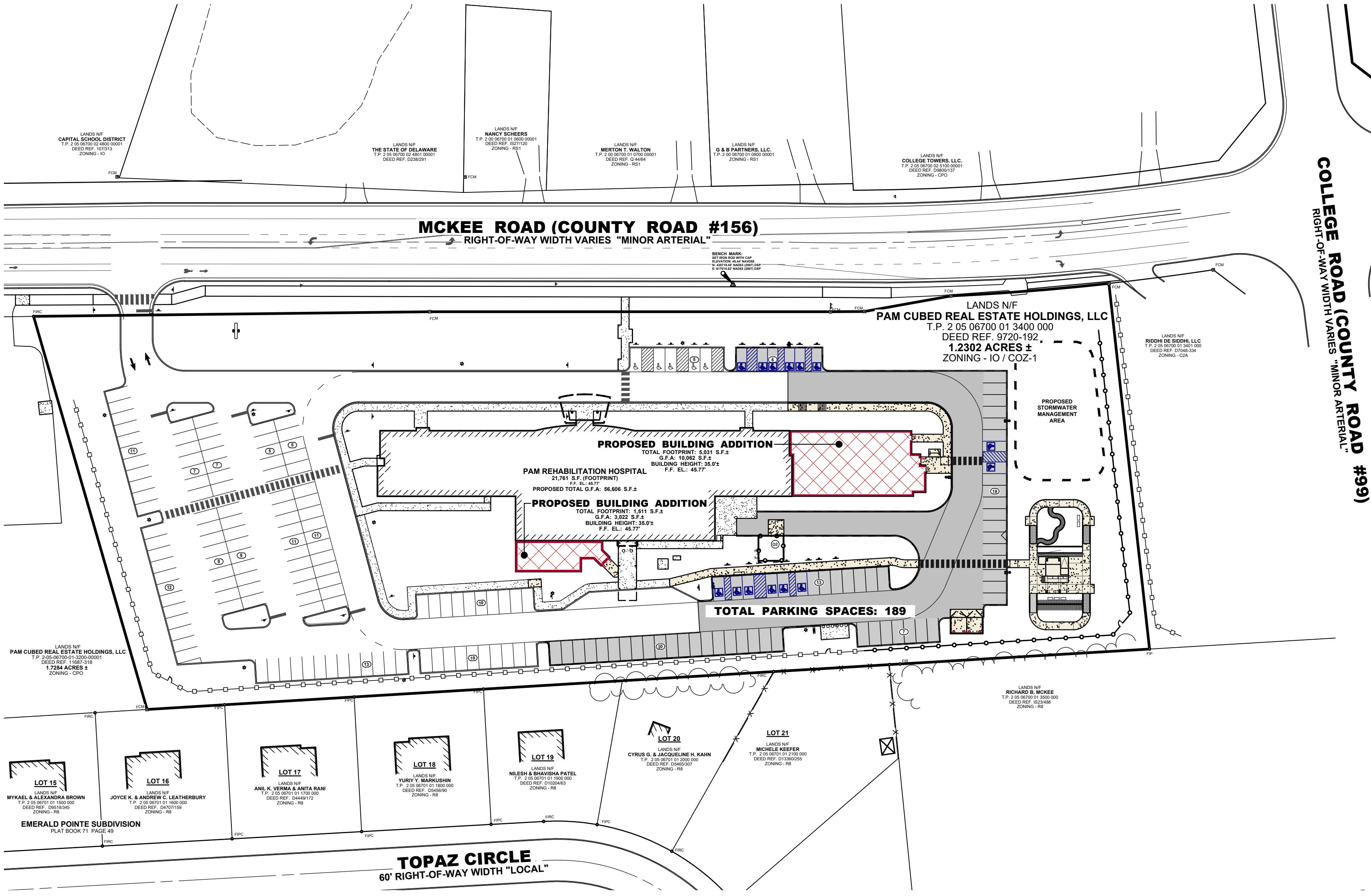
GENERAL NOTES :

20. ALL EXISTING SANITARY SEWER LINES, STORM DRAINS, AND WATER LINES NOT USED FOR THE PROPOSED CONSTRUCTION MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER PUBLIC WORKS DEPARTMENT REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. 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, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
22. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER PUBLIC WORKS DEPARTMENT CONSTRUCTION MANAGER AT 302-736-1025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER PUBLIC WORKS DEPARTMENT MUST OBSERVE 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 TAP 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 ENCASUREMENTS, 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.
23. IF THE APPROVED PLAN NEEDS TO MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD).
24. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
25. ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE CITY OF DOVER PUBLIC WORKS WATER/WASTEWATER HANDBOOK.
26. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
27. TRASH COLLECTION FOR THE SITE SHALL BE BY PRIVATE SOLID WASTE REMOVAL COMPANY.
28. ALL NEW UTILITIES CONSTRUCTED TO SERVE THE SITE SHALL BE CONSTRUCTED AT THE EXPENSE OF THE DEVELOPER.



DELDOT NOTES :

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
5. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
6. THE SIDEWALK AND/OR SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.



SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	■ SCM
IRON PIPE	⊙ FIP	⊙ SIP
IRON PIPE W/ CAP	⊙ FIPC	
IRON ROD	⊙ FIR	⊙ SIR
IRON ROD W/ CAP	⊙ FIRC	⊙ SIRC
DRILL HOLE	⊙ FDH	⊙ SDH
STONE	⊙ FSTONE	
PK NAIL	⊙ FPK	⊙ SPK

LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER	—	—	SANITARY GRAVITY SEWER LINE (S)	— EX. 10" S	— 10" S
CONCRETE SIDEWALK, SLAB / PAVING	—	—	SANITARY SEWER FORCE MAIN (F.M.)	— EX. 10" F.M.	— 12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	—	—	SANITARY SEWER MANHOLE (S.S.M.H.)	—	—
INDIVIDUAL TREE OR BUSH	—	—	SANITARY SEWER CLEANOUT (C.O.)	—	—
WIRE FENCE	—	—	WATER MAIN & SIZE	— EX. 10" W	— 12" W
CHAINLINK FENCE	—	—	FIRE HYDRANT (F.H.)	— F.H.	— F.H.
STOCKADE FENCE	—	—	WATER VALVE (W.V.) OR METER (W.M.)	— W.M.	— W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	—	—	STORM DRAIN MANHOLE (S.D.M.H.)	—	—
DRAINAGE DITCH OR SWALE	—	—	STORM DRAIN LINE (CMP, RCP, HDPE)	—	—
WETLAND BOUNDARY LINE	—	—	CATCH BASIN (C.B.)	—	—
CONTOUR	—	—	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	—	—
ELEVATION SPOT SHOT	—	—	UNDERGROUND ELECTRIC (U.E.)	—	—
BENCH MARK	—	—	UNDERGROUND TELEPHONE (U.T.)	—	—
PROPERTY OR RIGHT-OF-WAY LINE	—	—	UNDERGROUND GAS MAIN (G)	—	—
CENTERLINE	—	—			
LIGHT POLE	—	—			

OWNERS CERTIFICATION

WE, _____, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR 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

ENGINEERS CERTIFICATION

I, JONATHAN D. RICHARD, 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.

JONATHAN D. RICHARD P.E. NO. 18832 DATE

SHEET INDEX

- C-001 COVER SHEET / OVERALL SITE PLAN
- C-101 PRELIMINARY EXISTING CONDITIONS & DEMOLITION PLAN
- C-201 PRELIMINARY SITE PLAN
- C-301 PRELIMINARY UTILITY PLAN
- L-101 LANDSCAPE DEVELOPMENT PLAN

SITE DATA

1. OWNER OF RECORD: DOVER MOB, LLC. (P33 PARCEL)
P.O. BOX 5219
SOUTHLAKE, TX 76092
PAM CUBED REAL ESTATE HOLDINGS, LLC. (P34 PARCEL)
1828 GOOD HOPE ROAD, SUITE 102
ENOLA, PA 17025
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
305 SOUTH GOVERNORS AVE.
DOVER, DELAWARE 19904
302-734-7950
3. PROPERTY LOCATION: 1240 MCKEE ROAD (P33) - DOVER, DE 19904
1216 MCKEE ROAD (P34) - DOVER, DE 19904
LATITUDE: NAD 83 10° 38' 10" GR880 - NAD83 (2007)
LONGITUDE W75° 33' 20.64" GR880 - NAD83 (2007)
4. TAX PARCEL NUMBER: ED-05-067 00-01-33 00-000
ED-05-067 00-01-34 00-000
5. DEED REFERENCE : D 10244 / 95 (P33)
D 11429 / 25 (P34)
6. SITE AREA SUMMARY: 5.30 ACRES ± (230,868 SQ. FT.)
7. ZONING CLASSIFICATION: IO (INSTITUTIONAL & OFFICE)
8. SETBACKS: IO (INSTITUTIONAL & OFFICE)
FRONT YARD:
SIDE YARD:
REAR YARD:
40 FEET MIN. TO 90 FEET MAX. *
* A DESIGNATION OF SUPERIOR URBAN DESIGN (SUD) (SUD) WAS GRANTED AT THE MARCH 20, 2017 MEETING OF THE PLANNING COMMISSION. SUD DESIGNATION ALLOWS A 90 FOOT MAXIMUM FRONT YARD SETBACK. 10 FEET (30 FEET ADJOINING RESIDENCE) 15 FEET
9. BULK REQUIREMENTS: IO (INSTITUTIONAL & OFFICE)
REQUIRED
10,000 SQ. FT.
BUILDING STANDARDS:
2 STORIES / 35 FEET
MAX IMPERVIOUS COVERAGE:
85%
PROPOSED
230,828 SQ. FT.
2 STORIES / 34.5 FEET
61%
10. PRESENT USE: PHYSICAL REHABILITATION HOSPITAL (P33)
VACANT LOT "GRASS FIELD" (P34)
PROPOSED USE: PHYSICAL REHABILITATION HOSPITAL (P33)
PHYSICAL REHABILITATION HOSPITAL (P34)
11. BUILDING: EXISTING : 43,522 G.F.A. (2-STORY) (21,761 S.F. FOOTPRINT)
PROPOSED : 13,084 G.F.A. (2-STORY) (6,542 S.F. FOOTPRINT)
TOTAL S.F. AT COMPLETION: 56,606 G.F.A. (2-STORY) (28,303 S.F. FOOTPRINT)
HEIGHT: 34'-6" +/-
HEIGHT OF HIGHEST FLOOR: 14'-6" ABOVE FIRST FLOOR
CONSTRUCTION TYPE: TYPE I(A) (SPRINKLERED)
FLOOR AREA RATIO: 0.25
12. UTILITIES: WATER: CITY OF DOVER
SEWER: CITY OF DOVER
GAS: CHESAPEAKE UTILITIES
ELECTRIC: CITY OF DOVER
13. PARKING CALCULATIONS : 1 SPACE PER 300 S.F. OF FLOOR AREA
TOTAL REQUIRED: 1 SPACE x [56,606 G.F.A. / 300] = 189 SPACES
TOTAL PROVIDED: 189 SPACES
*** A DESIGNATION OF SUPERIOR URBAN DESIGN (SUD) (SUD) WAS GRANTED AT THE MARCH 20, 2017 MEETING OF THE PLANNING COMMISSION. SUD DESIGNATION ALLOWS PARKING IN THE FRONT YARD. 19 SPACES
189 PARKING SPACES / 20 = 10 SPACES
10
3
1 *** REQUESTED LOADING SPACE WAIVER GRANTED AT THE MARCH 20, 2017 MEETING OF THE PLANNING COMMISSION.
103,545 S.F.
141,250 S.F.
230,868 S.F. x 85% = 196,238 S.F.
196,238 S.F. ALLOWED - 141,250 S.F. PR. = 54,988 S.F. UNDER
14. LOADING CALCULATIONS : ACCESSIBLE PARKING PROVIDED :
BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED :
LOADING BERTHS REQUIRED:
LOADING BERTHS PROVIDED :
19 SPACES
189 PARKING SPACES / 20 = 10 SPACES
10
3
1 *** REQUESTED LOADING SPACE WAIVER GRANTED AT THE MARCH 20, 2017 MEETING OF THE PLANNING COMMISSION.
103,545 S.F.
141,250 S.F.
230,868 S.F. x 85% = 196,238 S.F.
196,238 S.F. ALLOWED - 141,250 S.F. PR. = 54,988 S.F. UNDER
15. IMPERVIOUS COVERAGE: EXISTING :
PROPOSED :
MAXIMUM ALLOWABLE :
DIFFERENCE:
FUTURE PERMIT SUBMISSION
LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM) AT GRADE
16. SIGNAGE : EX. WOODLAND AREA: 0 S.F.
TOTAL NON-WOODLAND AREA: 230,868 S.F. - 0 = 230,868 S.F.
1 TREE / 3,000 S.F. x 230,868 S.F. = 77 TREES REQUIRED
EXISTING TREES: 0
PROPOSED TREES: 0
77
17. OUTDOOR LIGHTING : 5 FOUND / 0 SET
Faci : FALLSINGTON SANDY LOAM, 0 TO 2 % SLOPES
18. TREE PRESERVATION : EX. WOODLAND AREA: 0 S.F.
TOTAL NON-WOODLAND AREA: 230,868 S.F. - 0 = 230,868 S.F.
1 TREE / 3,000 S.F. x 230,868 S.F. = 77 TREES REQUIRED
EXISTING TREES: 0
PROPOSED TREES: 0
77
19. MONUMENTATION: 5 FOUND / 0 SET
Faci : FALLSINGTON SANDY LOAM, 0 TO 2 % SLOPES
20. PREDOMINANT SOILS : EX. WOODLAND AREA: 0 S.F.
TOTAL NON-WOODLAND AREA: 230,868 S.F. - 0 = 230,868 S.F.
1 TREE / 3,000 S.F. x 230,868 S.F. = 77 TREES REQUIRED
EXISTING TREES: 0
PROPOSED TREES: 0
77
21. DUMPSTERS: REQUIRED: 1
PROVIDED: 1
22. TOTAL NUMBER OF LOTS: EXISTING: 2
PROPOSED: 2
23. INVESTMENT LEVEL AREA: SERVICE LEVEL 1
24. TRANSPORTATION IMPROVEMENT DISTRICT: CITY OF DOVER

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

Delaware

Dover

302.734.7950

Newark

302.369.3700

Maryland

Salisbury

410.546.9100

North Carolina

Charlotte

980.270.9100

Raleigh

919.243.1332

Wilmington

910.341.7600

www.beckermorgan.com

PROJECT TITLE

PAM
REHABILITATION
HOSPITAL OF
DOVER BUILDING
ADDITION

1240 MCKEE ROAD
CITY OF DOVER, 19904
KENT COUNTY, DE

SHEET TITLE

COVER SHEET/
OVERALL SITE
PLAN

0 30 60 120
SCALE: 1" = 60'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C001		

PROJECT NO.: 2016242.04

DATE: 04/04/24

SCALE: 1" = 60'

DRAWN BY: J.D.M. | PROJ. MGR.: J.D.R.

SHEET

C-001

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Delaware

Dover

302.734.795
Newark

NEWARK
302.369.370

MarylandSalisbury
410.546.010

410.546.910
North Carol

Charlotte

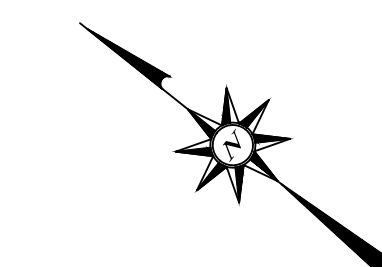
980.270.910

Raleigh
919.243.1333

Wilmington

910.341.760

www.beckermorgan.com



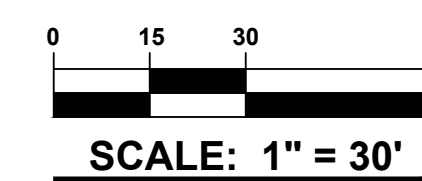
PROJECT TITLE

PAM REHABILITATION HOSPITAL OF DOVER BUILDING ADDITION

1240 MCKEE ROAD
CITY OF DOVER, 19904
KENT COUNTY, DE

SHEET TITLE

PRELIMINARY EXISTING CONDITIONS & DEMOLITION PLAN



ISSUE BLOC

MARK	DATE	DESCRIPTION
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LAYER STATE: C-101

PROJECT NO.: 2016242.0

DATE:	04/04/2018
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DATE:	04/04/20
SCALE:	1" = 3'

SCALE: 1" = 3'	
DRAWN BY: ID M	PROJ MGR: ID

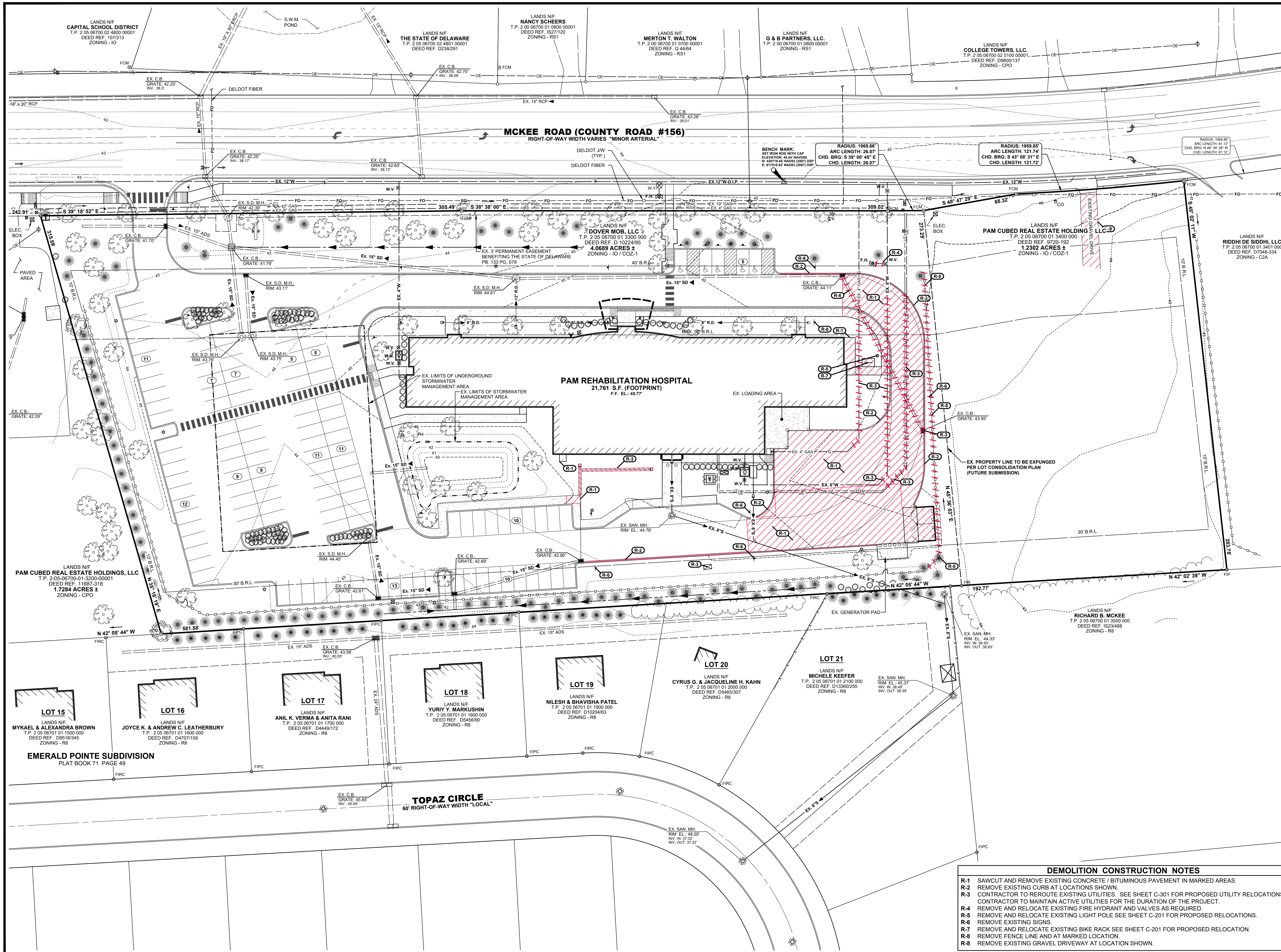
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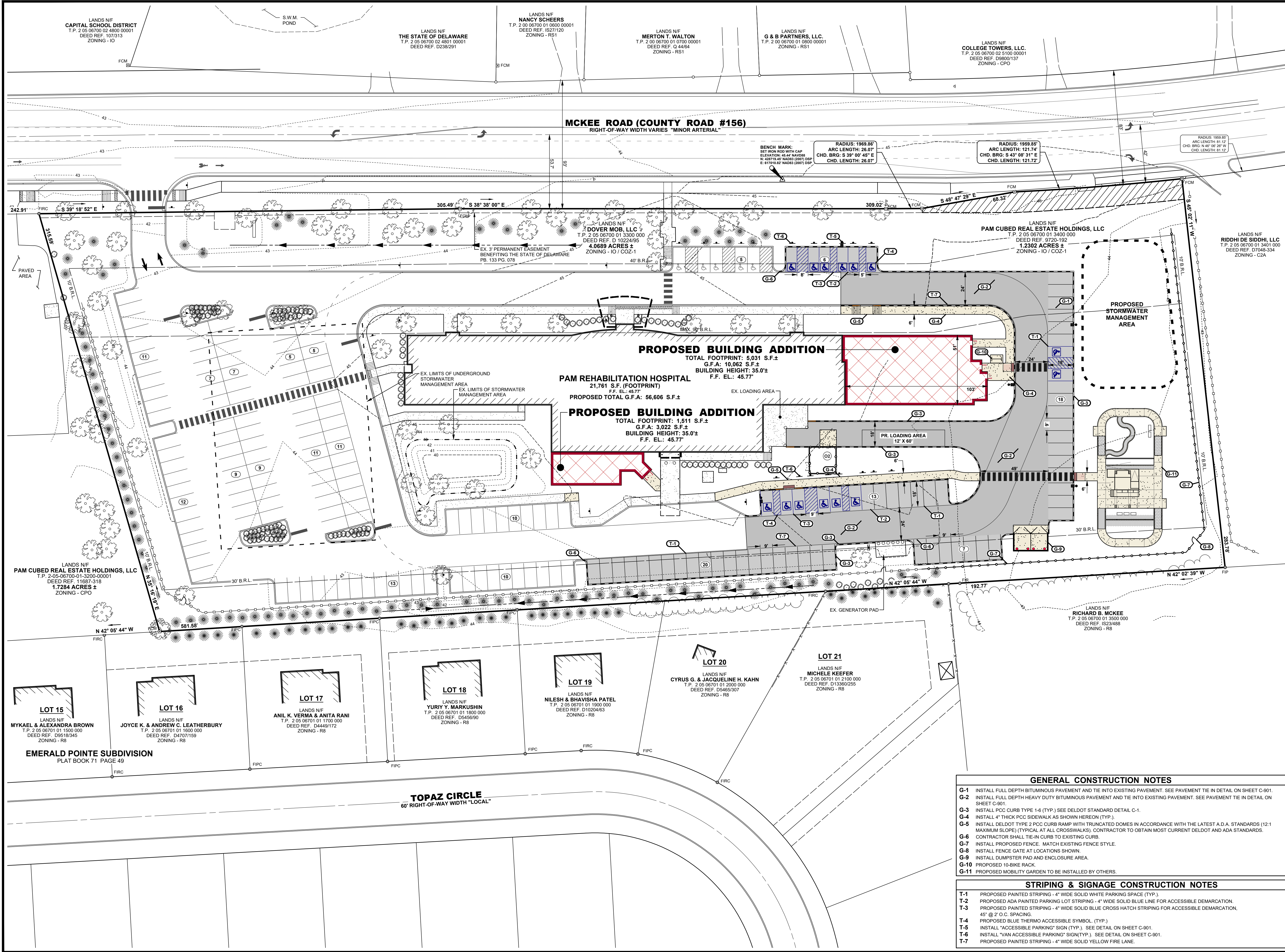
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DEMOLITION CONSTRUCTION NOTES

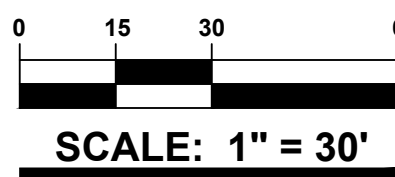
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|-----|--|
| R-1 | SAWCUT AND REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT IN MARKED AREAS. |
| R-2 | REMOVE EXISTING CURB AT LOCATIONS SHOWN. |
| R-3 | CONTRACTOR TO REROUTE EXISTING UTILITIES. SEE SHEET C-301 FOR PROPOSED UTILITY RELOCATIONS. CONTRACTOR TO MAINTAIN ACTIVE UTILITIES FOR THE DURATION OF THE PROJECT. |
| R-4 | REMOVE EXISTING FIRE HYDRANT AND VALVES AS REQUIRED. |
| R-5 | REMOVE AND RELOCATE EXISTING LIGHT POLE SEE SHEET C-201 FOR PROPOSED RELOCATIONS. |
| R-6 | REMOVE EXISTING SIGNS. |
| R-7 | REMOVE AND RELOCATE EXISTING BIKE RACK SEE SHEET C-201 FOR PROPOSED RELOCATION. |
| R-8 | REMOVE FENCE LINE AND AT MARKED LOCATION. |
| R-8 | REMOVE EXISTING GRAVEL PRIXEWAY AT LOCATION SHOWN. |



PAM
REHABILITATION
HOSPITAL OF
DOVER BUILDING
ADDITION

1240 MCKEE ROAD
CITY OF DOVER, 19904
KENT COUNTY, DE

PRELIMINARY
SITE PLAN

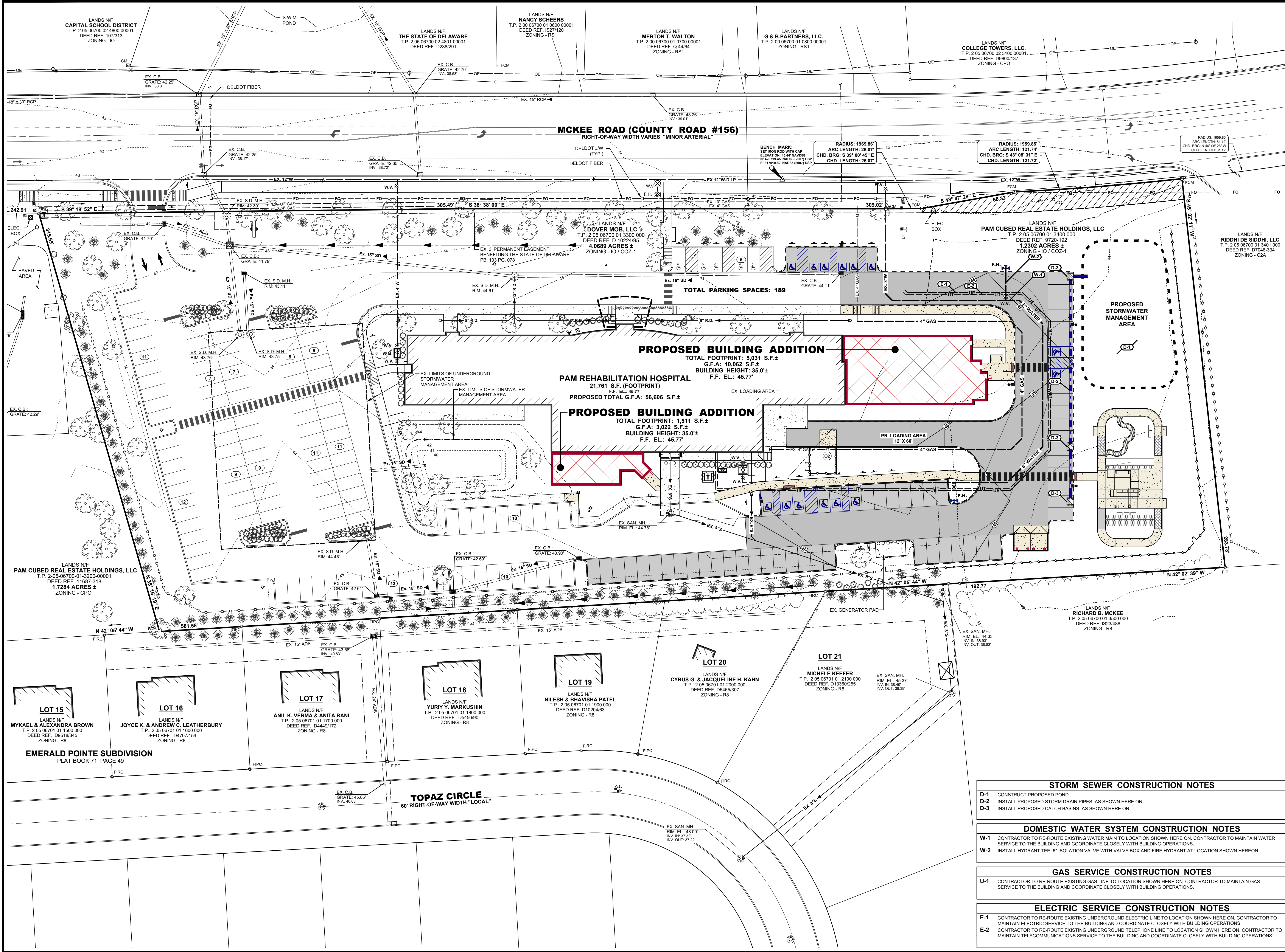


GENERAL CONSTRUCTION NOTES

- G-1 INSTALL FULL DEPTH BITUMINOUS PAVEMENT AND TIE INTO EXISTING PAVEMENT. SEE PAVEMENT TIE IN DETAIL ON SHEET C-901.
- G-2 INSTALL FULL DEPTH HEAVY DUTY BITUMINOUS PAVEMENT AND TIE INTO EXISTING PAVEMENT. SEE PAVEMENT TIE IN DETAIL ON SHEET C-901.
- G-3 INSTALL PCC CURB TYPE 1-6 (TYP.) SEE DELDOT STANDARD DETAIL C-1.
- G-4 INSTALL 4" THICK PCC SIDEWALK AS SHOWN HEREON (TYP.).
- G-5 INSTALL DELDOT TYPE 2 PCC CURB RAMP WITH TRUNCATED DOMES IN ACCORDANCE WITH THE LATEST A.D.A. STANDARDS (12:1 MAXIMUM SLOPE) (TYPICAL AT ALL CROSSWALKS). CONTRACTOR TO OBTAIN MOST CURRENT DELDOT AND ADA STANDARDS.
- G-6 CONTRACTOR SHALL TIE-IN CURB TO EXISTING CURB.
- G-7 INSTALL PROPOSED FENCE. MATCH EXISTING FENCE STYLE.
- G-8 INSTALL FENCE GATE AT LOCATIONS SHOWN.
- G-9 INSTALL DUMPSTER PAD AND ENCLOSURE AREA.
- G-10 PROPOSED 10-BIKE RACK.
- G-11 PROPOSED MOBILITY GARDEN TO BE INSTALLED BY OTHERS.

STRIPING & SIGNAGE CONSTRUCTION NOTES

- T-1 PROPOSED PAINTED STRIPING - 4" WIDE SOLID WHITE PARKING SPACE (TYP.).
- T-2 PROPOSED ADA PAINTED PARKING LOT STRIPING - 4" WIDE SOLID BLUE LINE FOR ACCESSIBLE DEMARCATION.
- T-3 PROPOSED PAINTED STRIPING - 4" WIDE SOLID BLUE CROSS HATCH STRIPING FOR ACCESSIBLE DEMARCATION. 45° @ 2' O.C. SPACING.
- T-4 PROPOSED BLUE THERMO ACCESSIBLE SYMBOL (TYP.).
- T-5 INSTALL "ACCESSIBLE PARKING" SIGN (TYP.). SEE DETAIL ON SHEET C-901.
- T-6 INSTALL "VAN ACCESSIBLE PARKING" SIGN (TYP.). SEE DETAIL ON SHEET C-901.
- T-7 PROPOSED PAINTED STRIPING - 4" WIDE SOLID YELLOW FIRE LANE.



PROJECT TITLE

PAM
REHABILITATION
HOSPITAL OF
DOVER BUILDING
ADDITION

1240 MCKEE ROAD
CITY OF DOVER, 19904
KENT COUNTY, DE

SHEET TITLE

PRELIMINARY
UTILITY PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-301

PROJECT NO.: 2016242.04

DATE: 04/04/24

SCALE: 1" = 30'

DRAWN BY: J.D.M. PROJ. MGR.: J.D.R.

SHEET

C-301

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