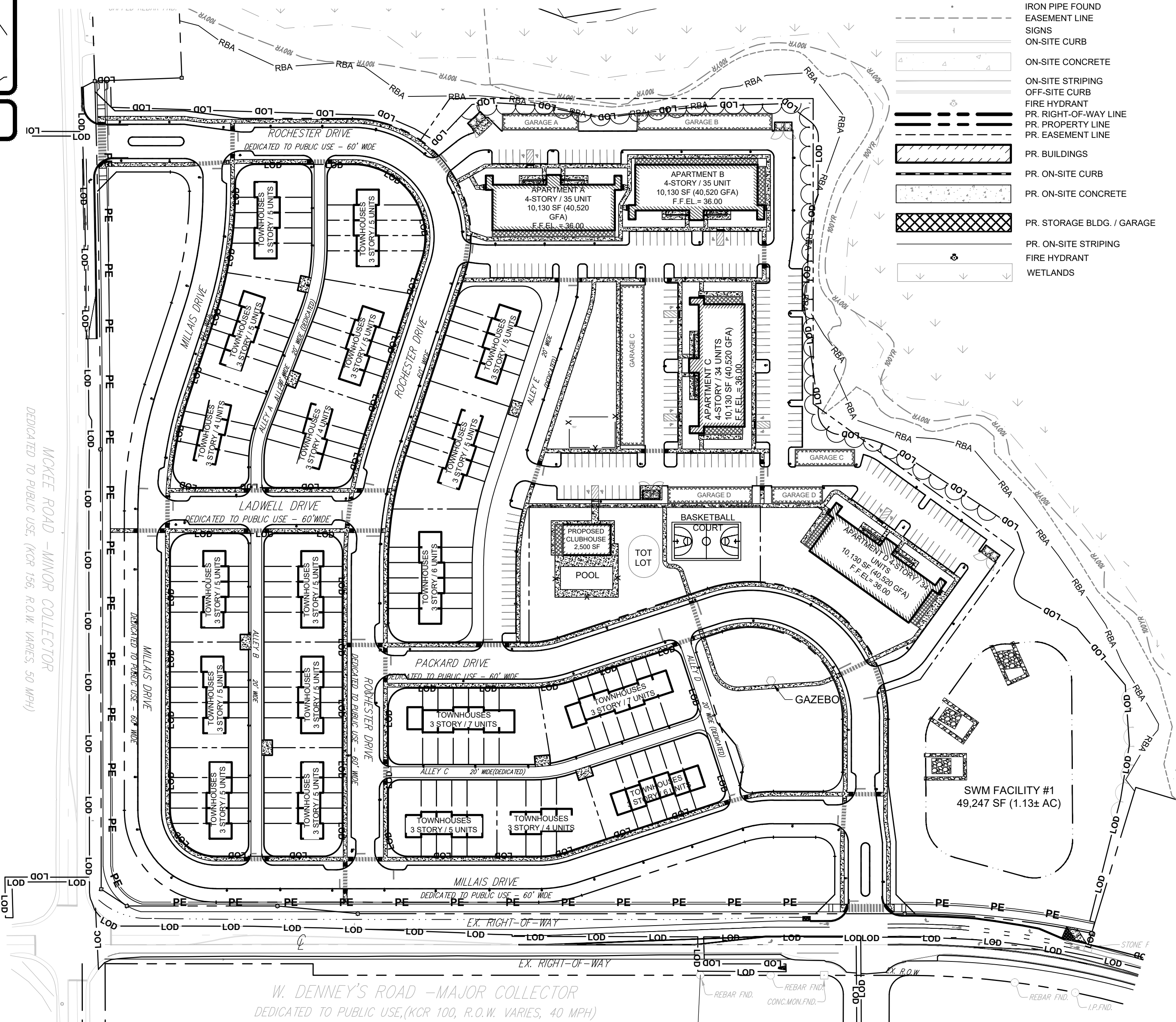
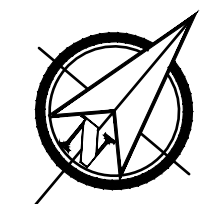


The map shows a portion of the City of San Diego. A large, irregularly shaped area in the upper left is filled with diagonal hatching and labeled 'SITE'. This site is located north of the intersection of Miraflores Road and W Dennis Road. Miraflores Road runs diagonally from the bottom left towards the top right. W Dennis Road runs diagonally from the bottom left towards the top right, intersecting Miraflores Road. To the south of the intersection, there is a residential area with a grid of streets and lots. A north arrow is located in the top left corner of the map.

SCALE: 1" = 400'

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT 103 TOWNHOMES AND 138 GARDEN APARTMENTS, SUBDIVISION STREETS, CONDOMINIUM APARTMENT PARKING WITH ASSOCIATED DRIVE ISLES, AND A CLUBHOUSE WITH COMMUNAL RECREATION AREA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER ROAD CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION.
3. 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.
4. 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 CONTRACTOR'S 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.
5. INTERIOR ROADS WILL BE DEDICATED TO THE CITY OF DOVER. PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
6. 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.
7. 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.
8. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. 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 (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
10. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS AND CONSTRUCTION SPECIFICATIONS.
11. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
12. 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 (DELDOT).
13. 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.
14. ALL PROPOSED SIGNAGE (PYLON SIGNS, MONUMENT SIGNS) IS SUBJECT TO A SEPARATE CITY OF DOVER PERMIT.
15. STORMWATER MANAGEMENT SEDIMENT/EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT DELAWARE EROSION AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
16. 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 ABOVE MENTIONED PLANS.
17. WATER SUPPLY AND SANITARY SEWER LINES PROPOSED BY THIS PLAN ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. STORM DRAINS WITHIN THE R-O-W WILL BE DEDICATED TO THE CITY OF DOVER.
18. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF UTILITIES CONSTRUCTION MANAGER AT 302-736-7070 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES 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.
19. PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT NO PERSONAL OIL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONCAT 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.
20. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING DATED JUNE 1, 2021.
21. A PORTION OF THIS SITE IS LOCATED WITHIN FLOOD ZONE X AS DEPICTED ON FEMA MAP #10001C0154H DATED MAY 5, 2003.
22. A WETLAND EVALUATION WAS CONDUCTED BY DUFFIELD ASSOCIATES IN JULY 2021 AND WETLANDS WERE FOUND ON THE SITE.
23. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, 2 REQUIRED.
24. ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.
25. MEDIANS LOCATED WITHIN THE STREETS ARE TO BE MAINTAINED BY THE DEVELOPER/HOME OWNER'S ASSOCIATION.
26. A TRAFFIC IMPACT STUDY WAS PERFORMED BY DUFFIELD ASSOCIATES, LLC AND ITS REVIEW WAS ACCEPTED BY DELDOT ON XXX. THE IMPROVEMENT CONTAINED IN THE TRAFFIC IMPACT STUDY SHALL BE IMPLEMENTED ACCORDING TO THE OWNER/APPLICANT PER DELDOT DISCRETION.
27. 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, GRAINAGE AND SANITARY PURPOSES. EXCEPT WHERE LOT LINES ARE DIVIDED FOR ANY REASON WHATSOEVER, SAID EASEMENTS SHALL FALL ALONG THE ACTUAL, SIDE AND REAR LINES OF LOTS ABUTTING THE PROJECT BOUNDARY AND OTHER OPEN SPACES.



C-SHEET INDEX	
C-001	INDEX SHEET
C-101	EXISTING CONDITIONS / DEMOLITION PLAN
C-102-103	SUBDIVISION PLAN
C-201-205	SITE PLAN
C-301-305	UTILITY PLAN
C-306	STORM DRAIN SCHEDULES
C-307-311	STORM DRAIN PROFILES
C-401-409	GRADING PLAN
C-500	COVERSHEET AND GENERAL NOTES
C-501-505	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
C-506-510	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
C-511-516	CONSTRUCTION SITE DETAILS AND NOTES
C-517-518	POST-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
E-601-605	SIGNAGE & STRIPING PLAN
E-601-605	CONSTRUCTION DETAILS
L-101-105	LANDSCAPE PLAN
L-106	LANDSCAPE DETAILS
LT-201-205	LIGHTING PLAN
LT-209	LIGHTING DETAILS
ENT-001	INDEX SHEET
ENT-101	OVERALL PLAN
ENT-102-103	EXISTING CONDITIONS / DEMOLITION PLAN
ENT-201-202	SITE PLAN
ENT-301-302	UTILITY PLAN
ENT-401-402	GRADING PLAN
ENT-601-602	SIGNAGE & STRIPING PLAN
ENT-601	TYPICAL SECTIONS
ENT-901	CONSTRUCTION DETAILS

28. WAIVERS REQUIRED:	ENT-901	CONSTRUCTION DETAILS
29.1	TO PERMIT 4 STORIES GARDEN APARTMENTS (2 STORIES ALLOWED).	
29.2	TO PERMIT 48 FOOT BUILDING HEIGHT OF THE GARDEN APARTMENTS (35 FEET ALLOWED).	
29.3	TO PERMIT AN AVERAGE 35 DWELLING UNITS PER BUILDING OF GARDEN APARTMENTS (MAXIMUM AVERAGE OF 24 DWELLINGS UNITS PER BUILDING ALLOWED).	

LEGEND	
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	GOVERNMENTAL BOUNDARY LINE
	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED REBAR FOUND
	IRON PIPE FOUND
	EASEMENT LINE
	SIGNS
	ON-SITE CURB
	ON-SITE CONCRETE
	ON-SITE STRIPING
	OFF-SITE CURB
	FIRE HYDRANT
	PR. RIGHT-OF-WAY LINE
	PR. PROPERTY LINE
	PR. EASEMENT LINE
	PR. BUILDINGS
	PR. ON-SITE CURB
	PR. ON-SITE CONCRETE
	PR. STORAGE BLDG. / GARAGE
	PR. ON-SITE STRIPING
	FIRE HYDRANT
	WETLANDS

The map shows a street grid with Wicker Road running horizontally and W Dennis Road running vertically. A shaded rectangular area, labeled 'SITE', is located north of Wicker Road and east of W Dennis Road. A north arrow is located in the top left corner of the map.

SCALE: 1" = 800'

1.	APPLICATION NUMBER:		
2.	TAX PARCEL NOS:	ED05-057-03-01-01.00 TO ED05-057-03-01-91.00	
3.	CURVE OF TITLE:	D 6644 0344 D 4972 133 D 4975 0123	
4.	LEGAL OWNER:	HANAE HARMONY PROPERTIES 1100 LAGRANGE PARKWAY NEWARK, DE 19702	
5.	DEVELOPER:	HANAE HARMONY PROPERTIES 1100 LAGRANGE PARKWAY NEWARK, DE 19702	
6.	PROPERTY USE:	EXISTING: AGRICULTURE PROPOSED: RESIDENTIAL SUBDIVISION	
7.	ZONING:	RM-1 PND (PLANNED NEIGHBORHOOD DESIGN) (MEDIUM DENSITY RESIDENCE ZONE)	
8.	SITE ACREAGE:	EXISTING: 45.8239± AC PROPOSED: 45.8239± AC	
9.	NUMBER OF LOTS:	EXISTING: 9 PROPOSED: 9	
10.	DATUM:	HORIZONTAL: NAD 83 DE STATE PLANE VERTICAL: NAVD 88	
11.	BENCHMARKS:	MAG NAIL SET #3 NORTHING 434144.60± EASTING 612065.32± ELEVATION 34.63'	
12.	DISTRICT BULK STANDARDS:	TOWNHOUSES	REQUIRED

TOWNHOUSES		REQUIRED	PROPOSED
	MIN AVERAGE LOT AREA	2,200 SF	3,023 SF
	MIN LOT AREA	2,000 SF	1,870 SF
	MIN LOT DEPTH	80 FT	93.4 FT
	MIN LOT WIDTH	22 FT	20 FT
	MIN STREET SETBACK	20 FT	20 FT
	MIN PROPERTY LINE SETBACK	10 FT	10 FT
	MIN BUILDING SPACING	30 FT	20 FT
	MAX BUILDING HEIGHT	35 FT	35 FT
	MAX NO. STORIES	3	2-3
	MAX IMPERVIOUS COVERAGE	75%	51.25%
	MAX AVERAGE NO. DWELLINGS	6	6
	UNITS PER BUILDING		
GARDEN APARTMENTS		REQUIRED	PROPOSED
	MIN STREET SETBACK	50 FT	50 FT
	MIN PROPERTY LINE SETBACK	50 FT	50 FT
	MIN BUILDING SPACING	50 FT	50 FT
	MAX BUILDING HEIGHT	35 FT	48 FT
	MAX NO. STORIES	2	4
	MAX IMPERVIOUS COVERAGE	60%	57.79%
	MAX AVERAGE NO. DWELLINGS	24	35
	UNITS PER BUILDING		
	MAX GROSS RESIDENTIAL DENSITY = 6 DWELLINGS PER ACRE		
	PROVIDED = 5 DWELLINGS PER ACRE		

13. SITE COVERAGE:
EXISTING

EXISTING		0± SF	[0± AC]	(0.00)
BUILDINGS	OTHER IMPERVIOUS	0± SF	[0± AC]	(0.00)
WOODLAND		788,978± SF	[18,112± AC]	(39.52)
WETLAND		640,385± SF	[14,701± AC]	(36.47)
OPEN SPACE		1,207,110± SF	[27,711± AC]	(60.47)
TOTAL		1,996,088± SF	[45,823± AC]	(100.00)
PROPOSED		97,770 ± SF	[2,244± AC]	(4.90)
BUILDINGS	OTHER IMPERVIOUS	416,344± SF	[9,557± AC]	(20.86)
OPEN SPACE		728,012± SF	[16,719± AC]	(36.47)
ACTIVE SPACE		359,028± SF	[8,242± AC]	(18.25)
S.W.M.		49,247± SF	[1,130± AC]	(0.24)
WOODLAND		753,982± SF	[17,308± AC]	(37.71)
WETLAND		640,385± SF	[14,701± AC]	(36.47)
TOTAL		1,996,088± SF	[45,823± AC]	(100.00)

14. GROSS FLOOR AREA:

14. GROSS FLOOR AREA:	103 TOWNHOUSES	(59,740 SF)	179,220 GFA
	APARTMENT A	(10,130 SF)	40,520 GFA
	APARTMENT B	(10,130 SF)	40,520 GFA
	APARTMENT C	(10,130 SF)	40,520 GFA
	APARTMENT D	(10,130 SF)	40,520 GFA
	TOTAL	100,260 SF	341,300 GFA

15. PARKING REQUIREMENT:

15. PARKING REQUIREMENT: 103 TOWNHOUSES @ 2 PER HOUSE = 206 SPACES
138 GARDEN APARTMENTS @ 2 PER APT=276 SPACES
TOTAL REQUIRED 482 SPACES
TOTAL PROVIDED 533 SPACES INC 18 AD

16. DUMPSTER REQUIREMENT:

16. DUMPSTER REQUIREMENT:	48 UNITS @ 2 FOR FIRST 48 UNITS =	2 DUMPSTERS
	90 ADDITIONAL UNITS @ 1 PER 24 UNITS =	4 DUMPSTERS
	TOTAL REQUIRED	6 DUMPSTERS
	TOTAL PROVIDED	8 DUMPSTERS

17. SOURCE OF WATER:

17. SOURCE OF WATER: CITY OF DOVER
18. SOURCE OF SEWER: CITY OF DOVER
19. SOURCE OF ELECTRIC: CITY OF DOVER
20. SOURCE OF GAS: CHESAPEAKE UTILITIES
21. TRASH COLLECTION: CITY OF DOVER. APARTMENT UNITS A, B, C, AND D WILL BE SERVICED BY A PRIVATE CONTRACTOR.

NOTE:

NOTE: ALTERNATIVE BULK STANDARDS (CODE ARTICLE 3, SECTION 24.5 OF THE ZONING ORDINANCE) WERE GRANTED ON FEBRUARY 19, 2017 TO THIS PROPOSED PND BY THE PLANNING COMMISSION AS PART OF THE CONCEPTUAL PLAN SUBMISSION (C-01-01).

DUFFIELD
ASSOCIATES

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX 302.239.8485

OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: [HTTP://DUFFNET.COM](http://DUFFNET.COM)
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY:

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100

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KENNETH JAMES TAYLOR, JR., P.E.

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

SITE DEVELOPMENT SUBDIVISION PLANS

INDEX SHEET

STONEBROOK EAST

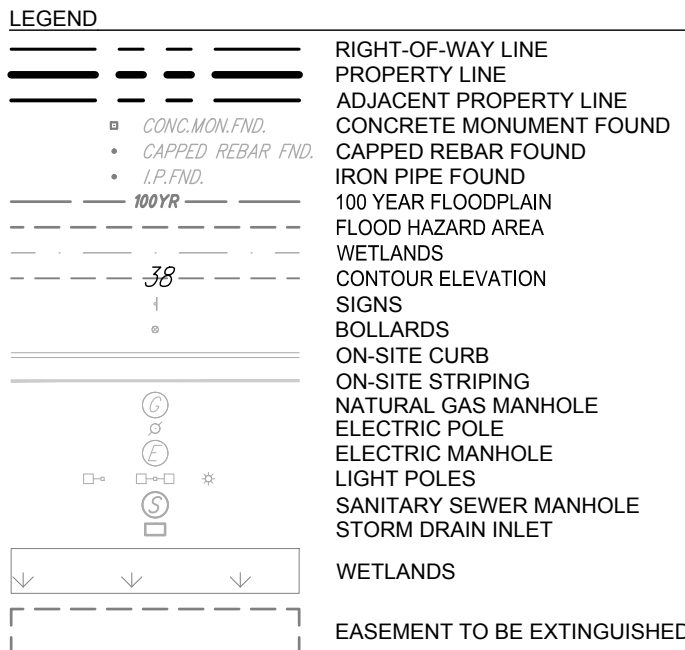
EAST DOVER HUNDRED - KENT COUNTY - DEL AWARE

DATE: NOVEMBER 03, 202

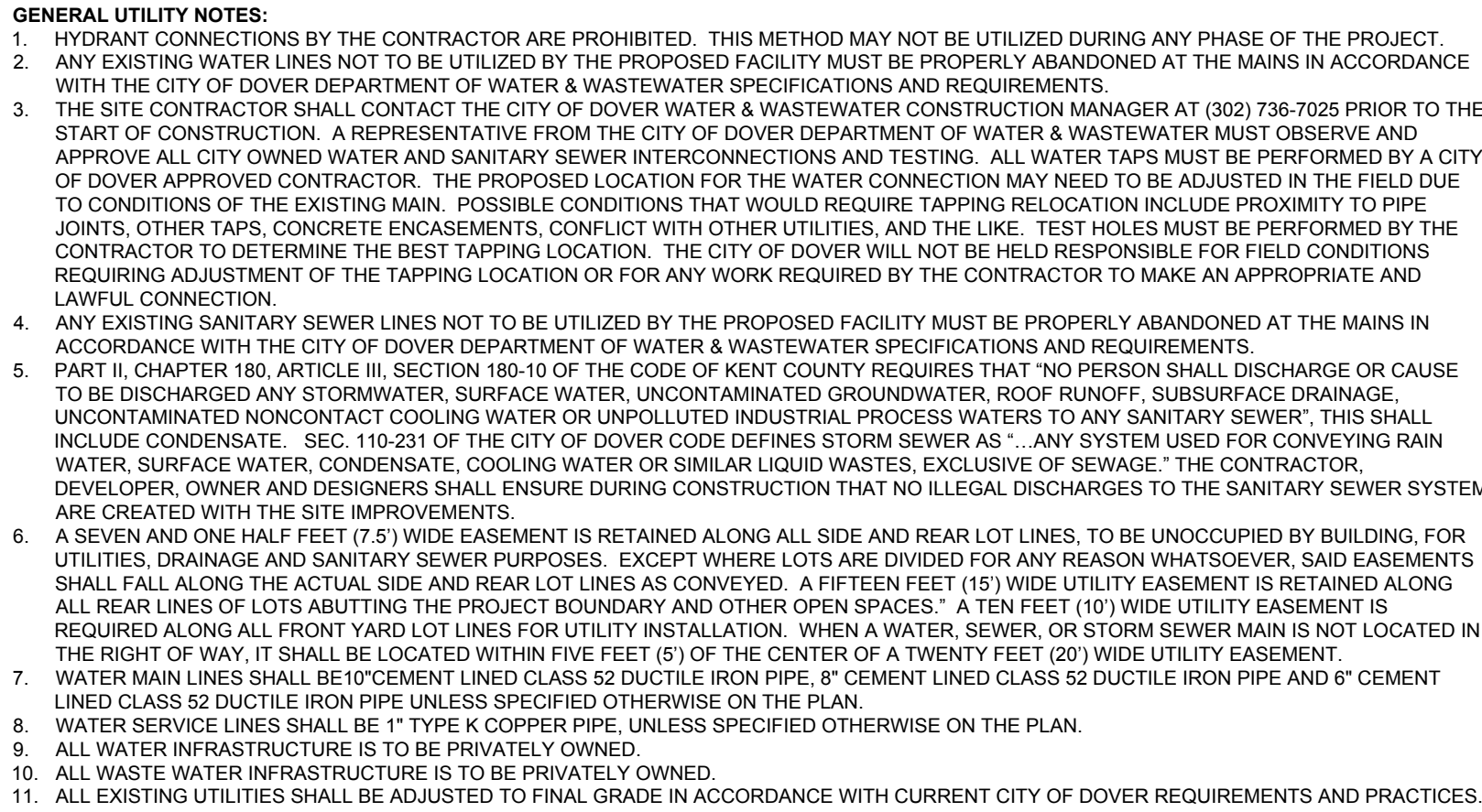
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PROJECT NO. 13053.CA

SHEET: C-00



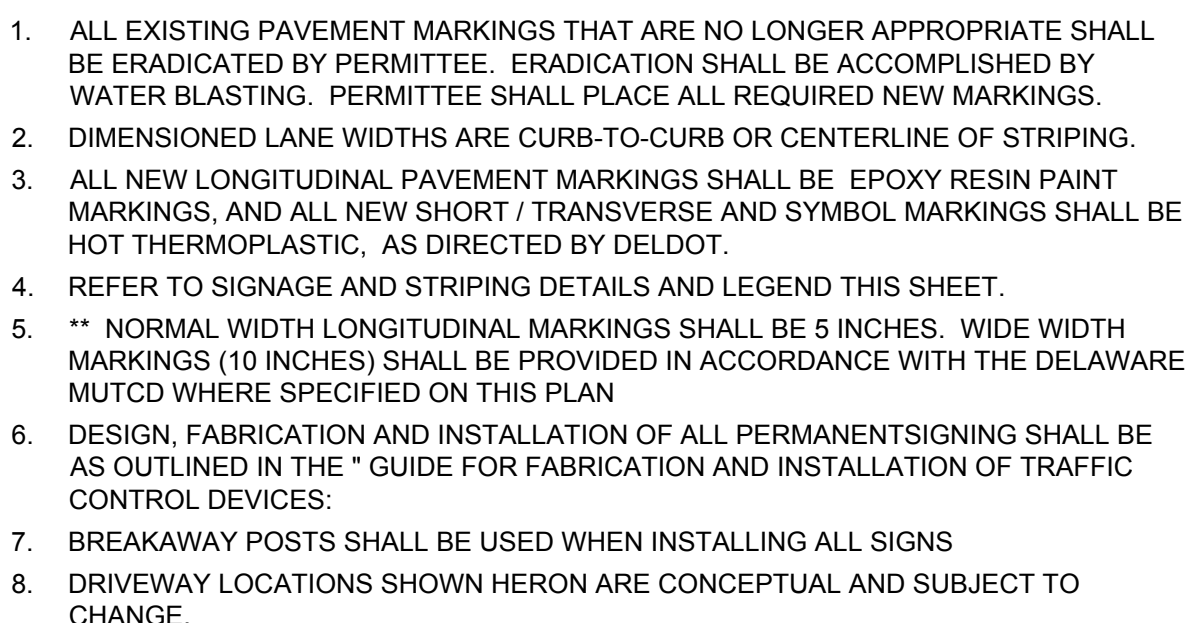
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SCALE: 1" = 80'
PROJECT NO. 13053.CA
SHEET: C-101



OWNER: HANAE HARMONY PROPERTIES
DEVELOPER: 100 GREEN PKWY
NEWARK, DE 19702

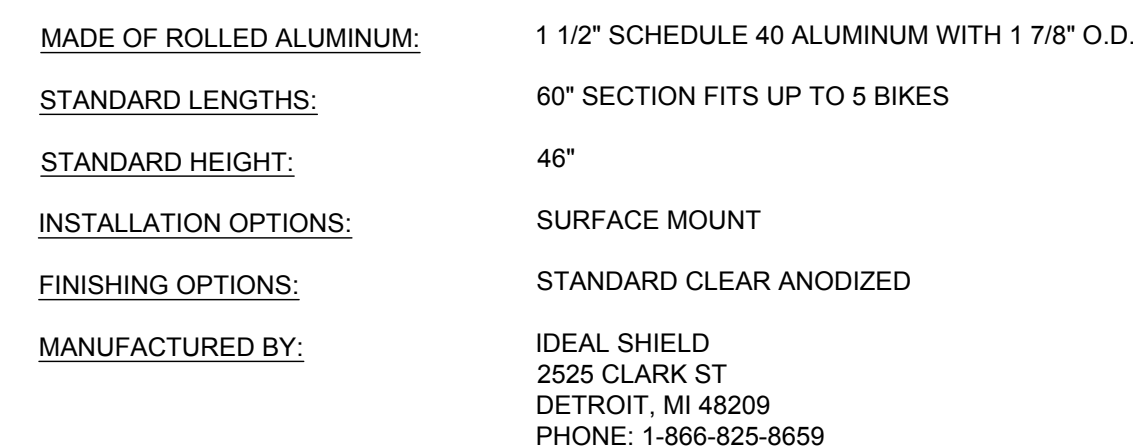
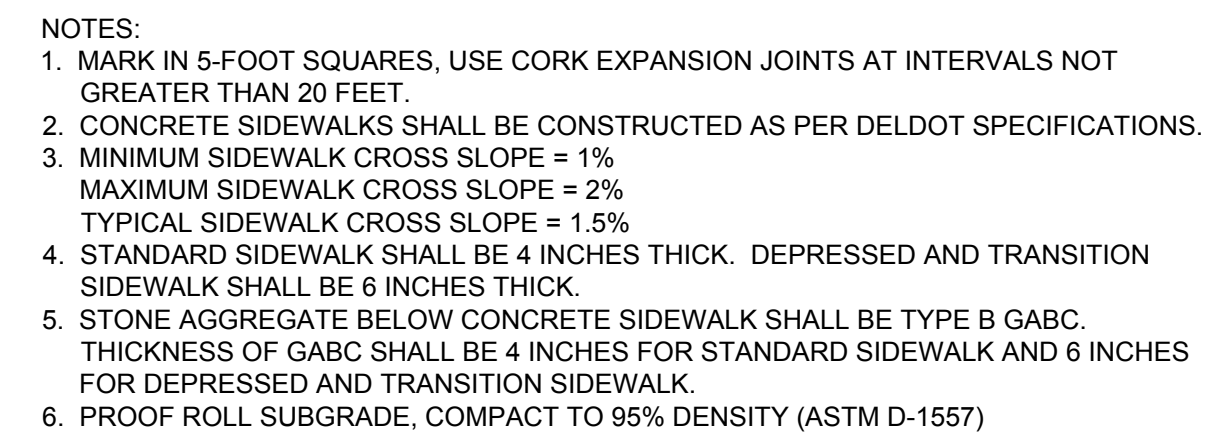
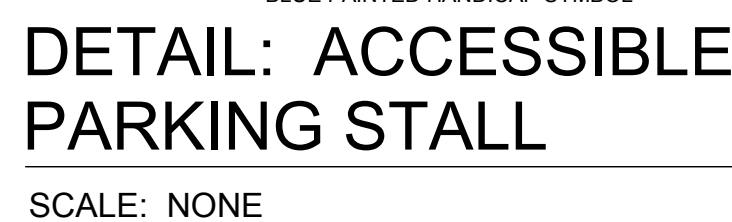
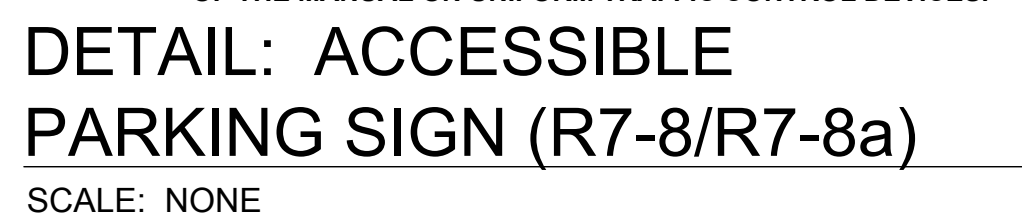
EAST DOVER HUNDRED ~ KENT COUNTY ~ DELAWARE

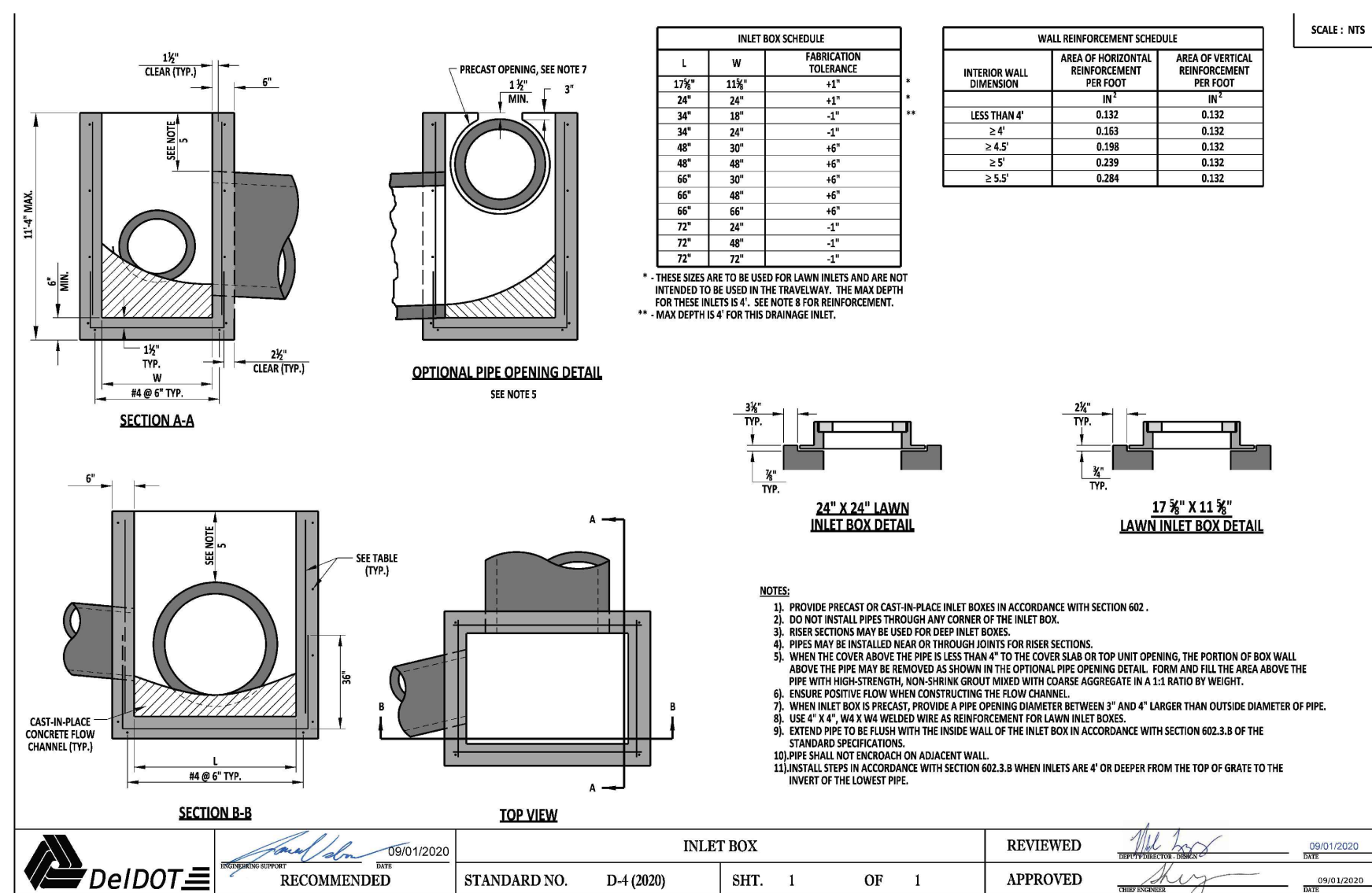
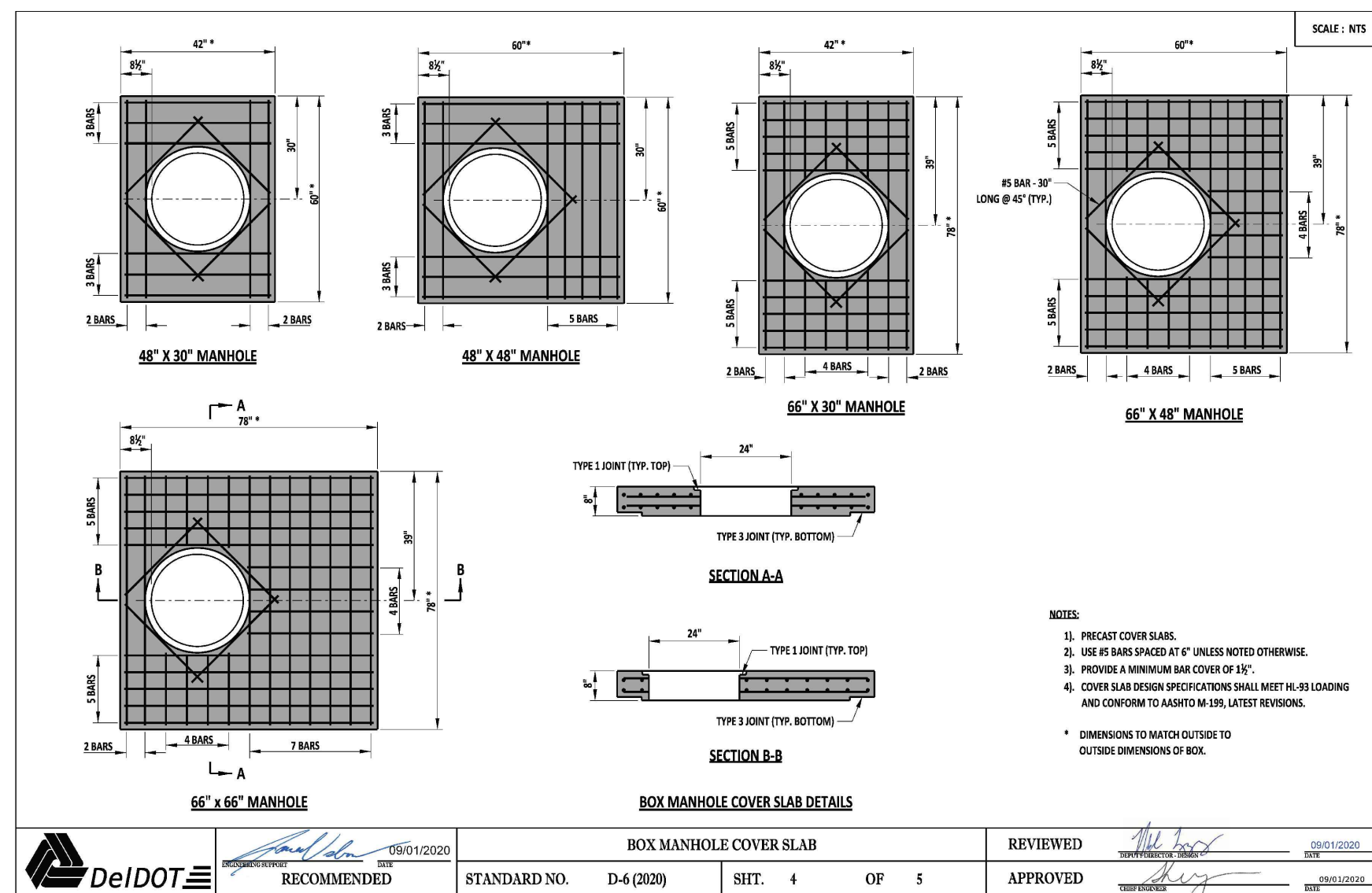
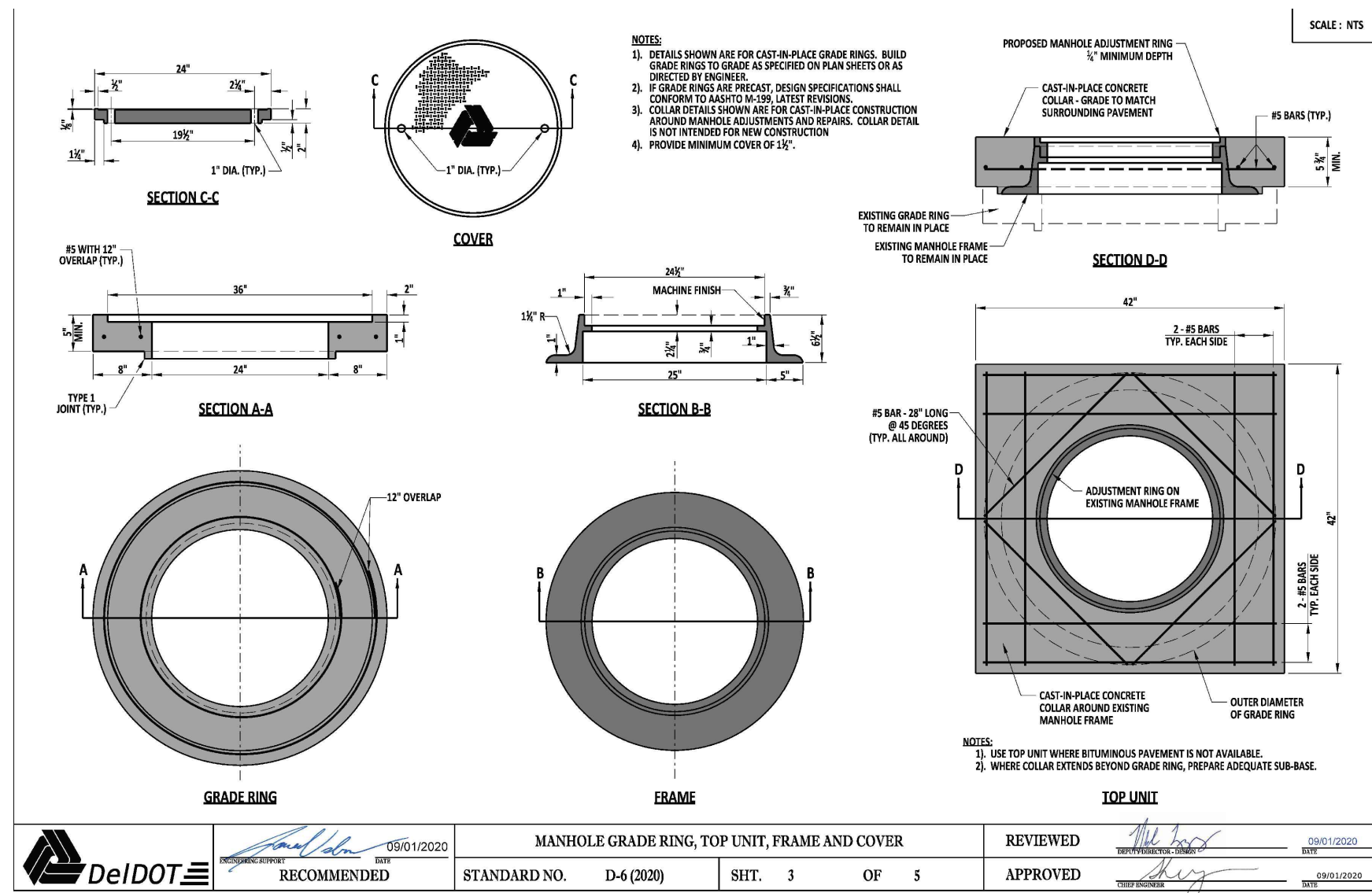
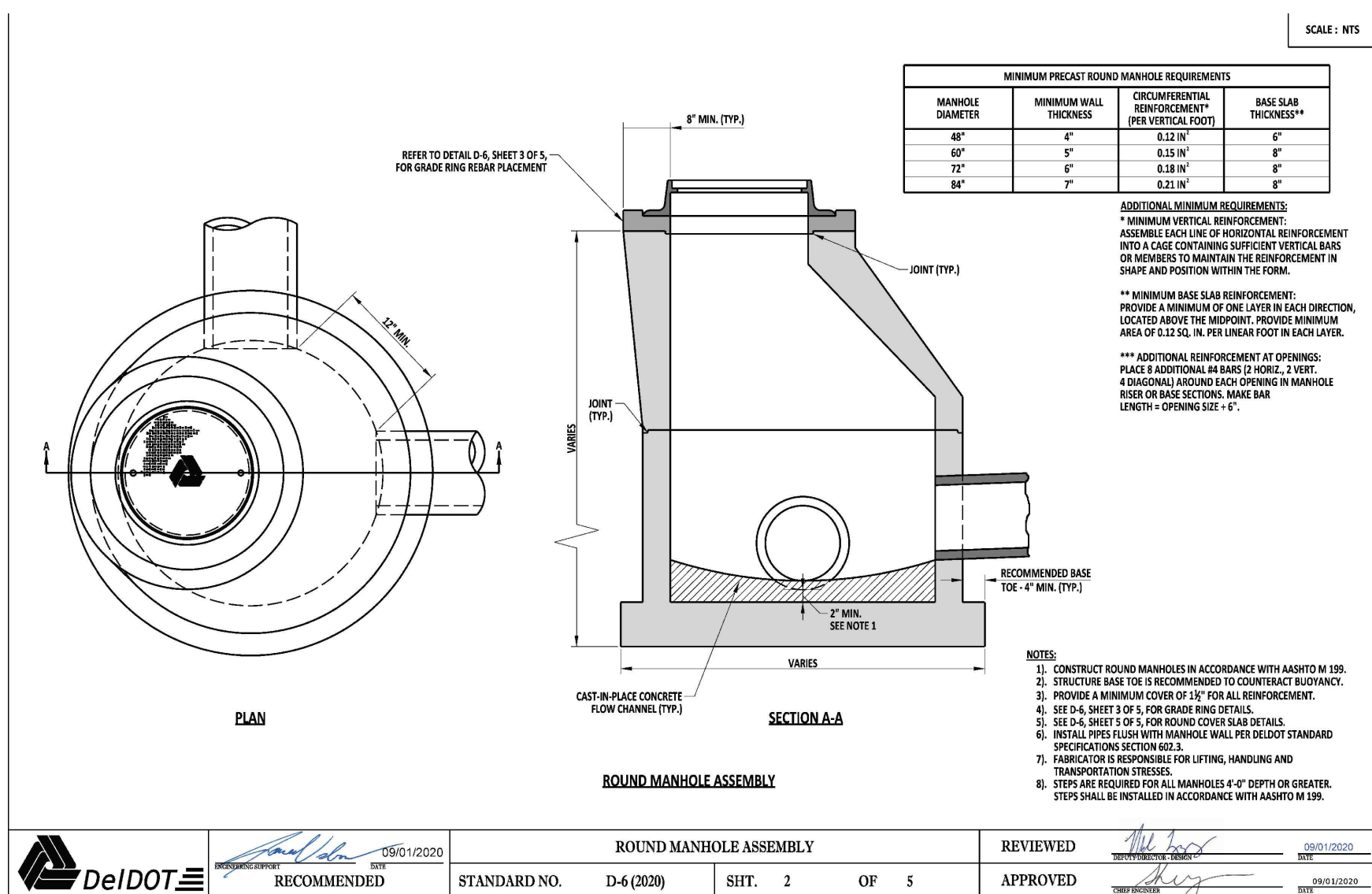
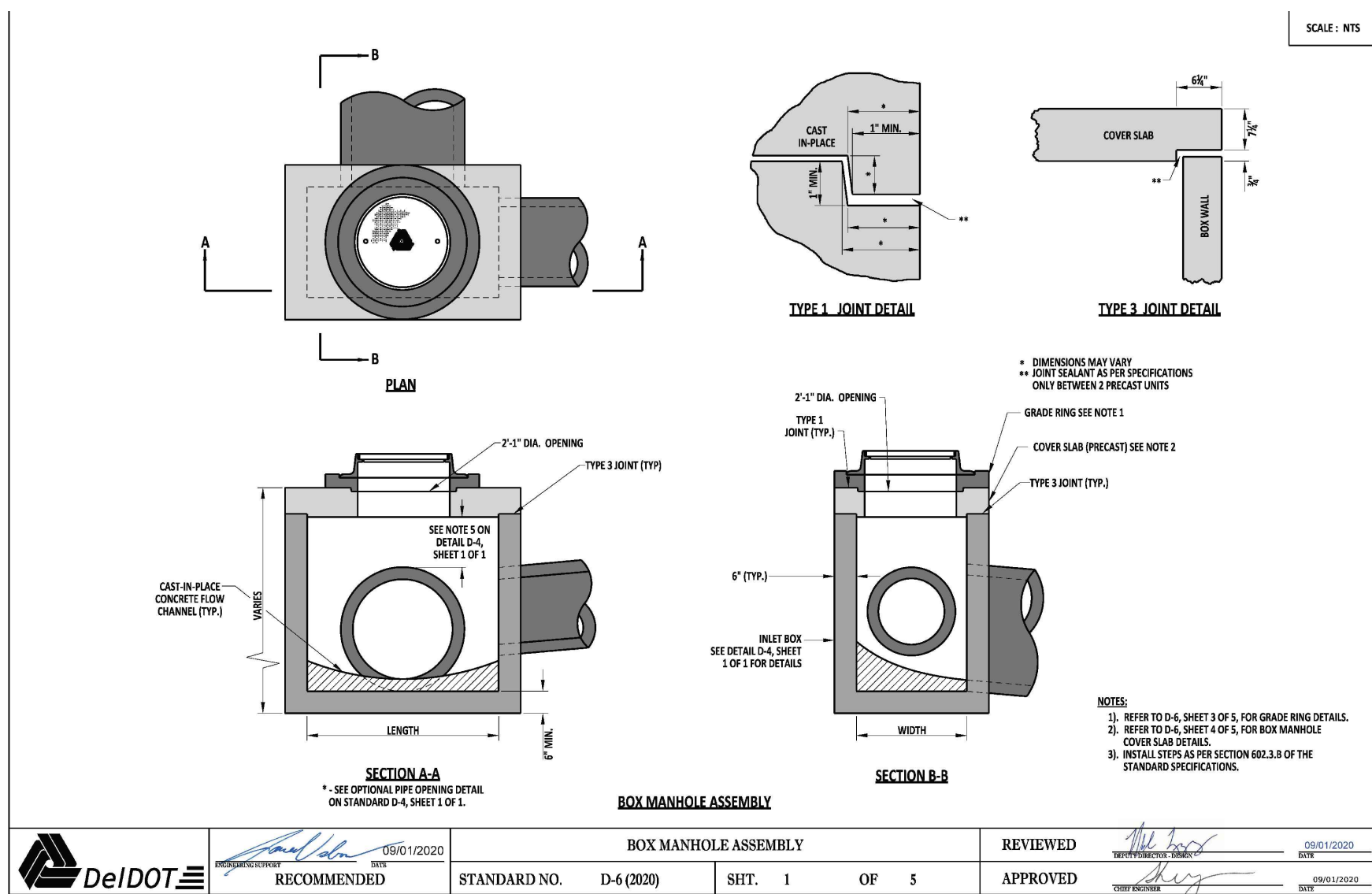
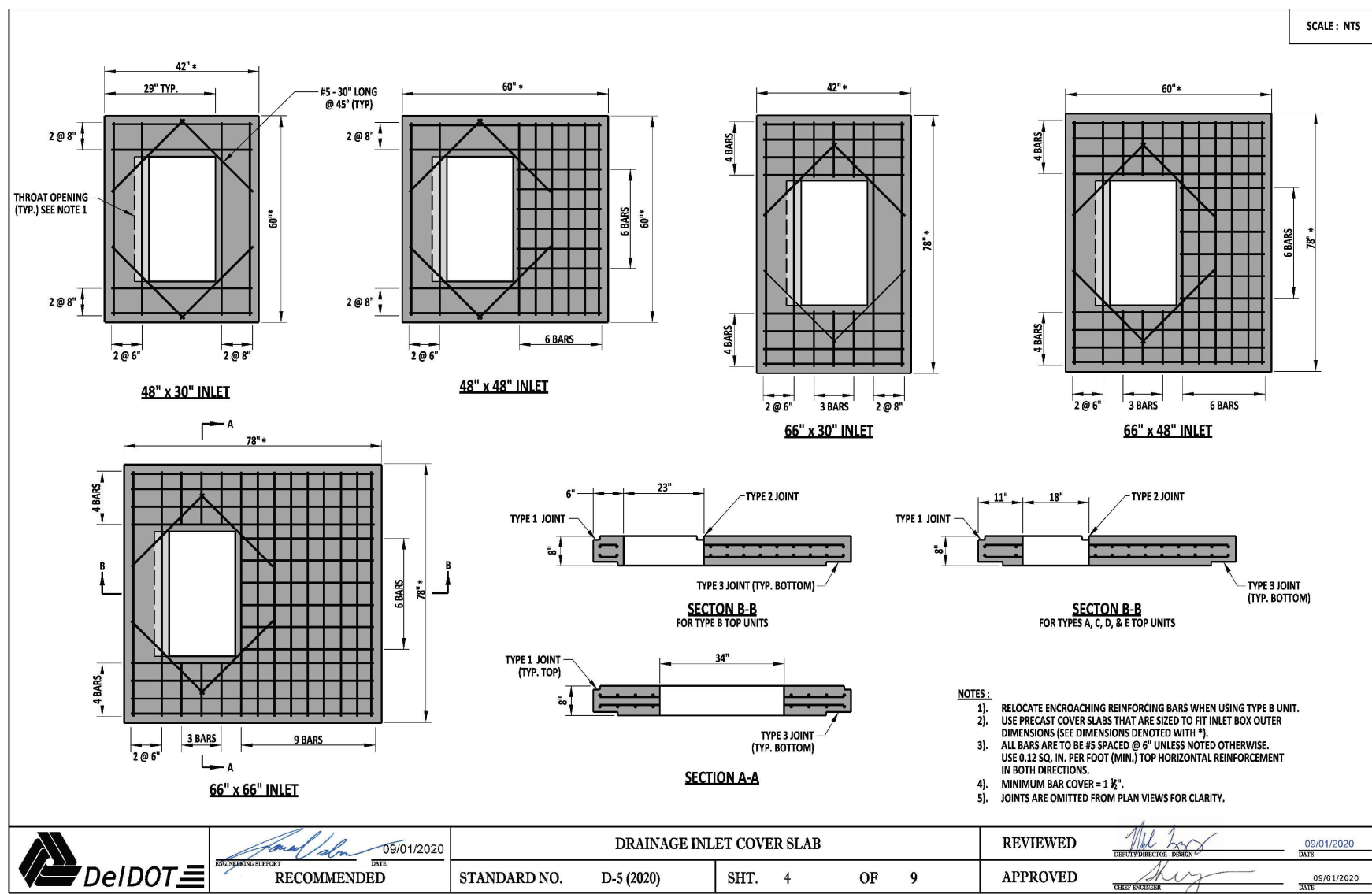
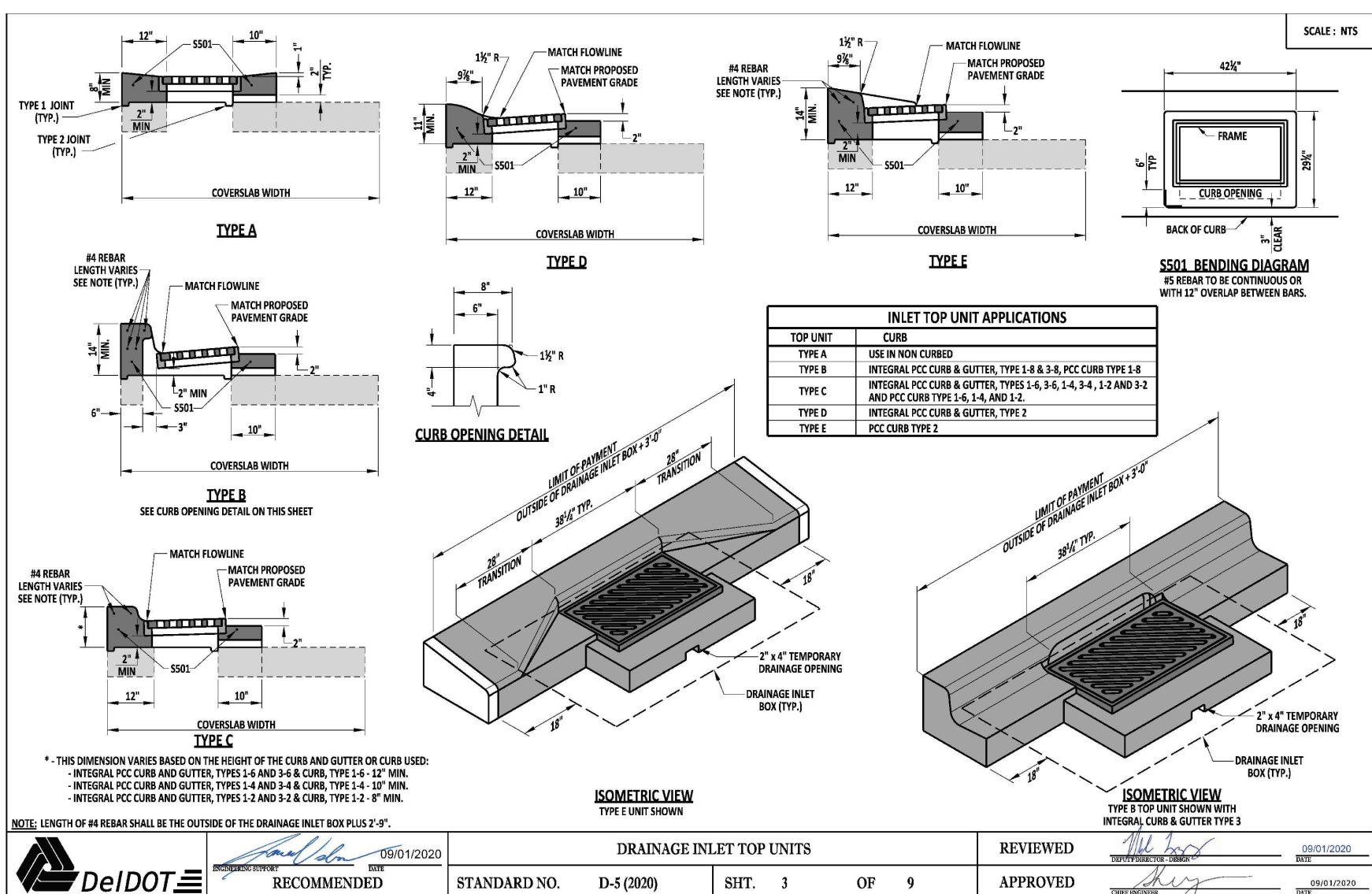
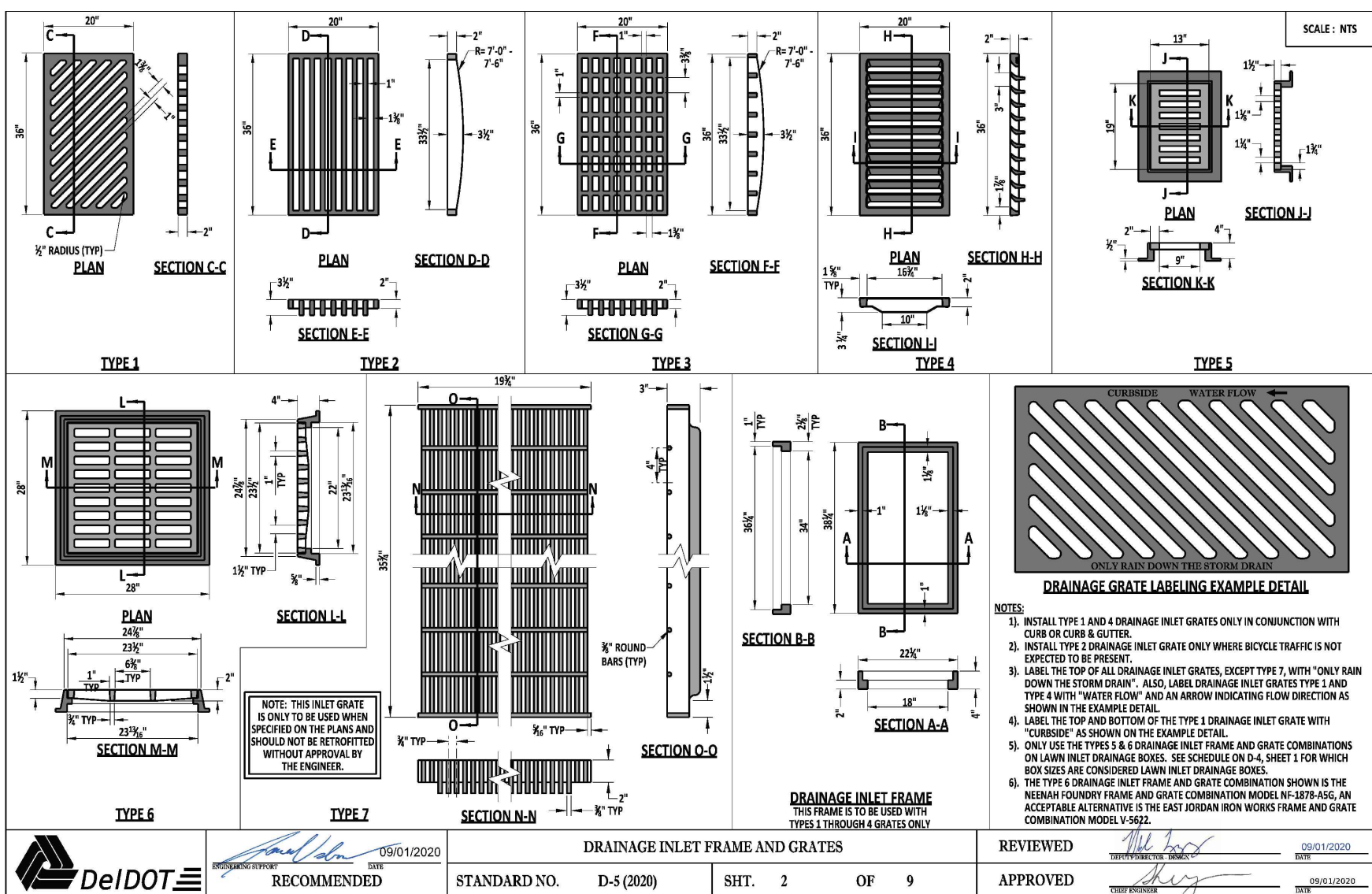
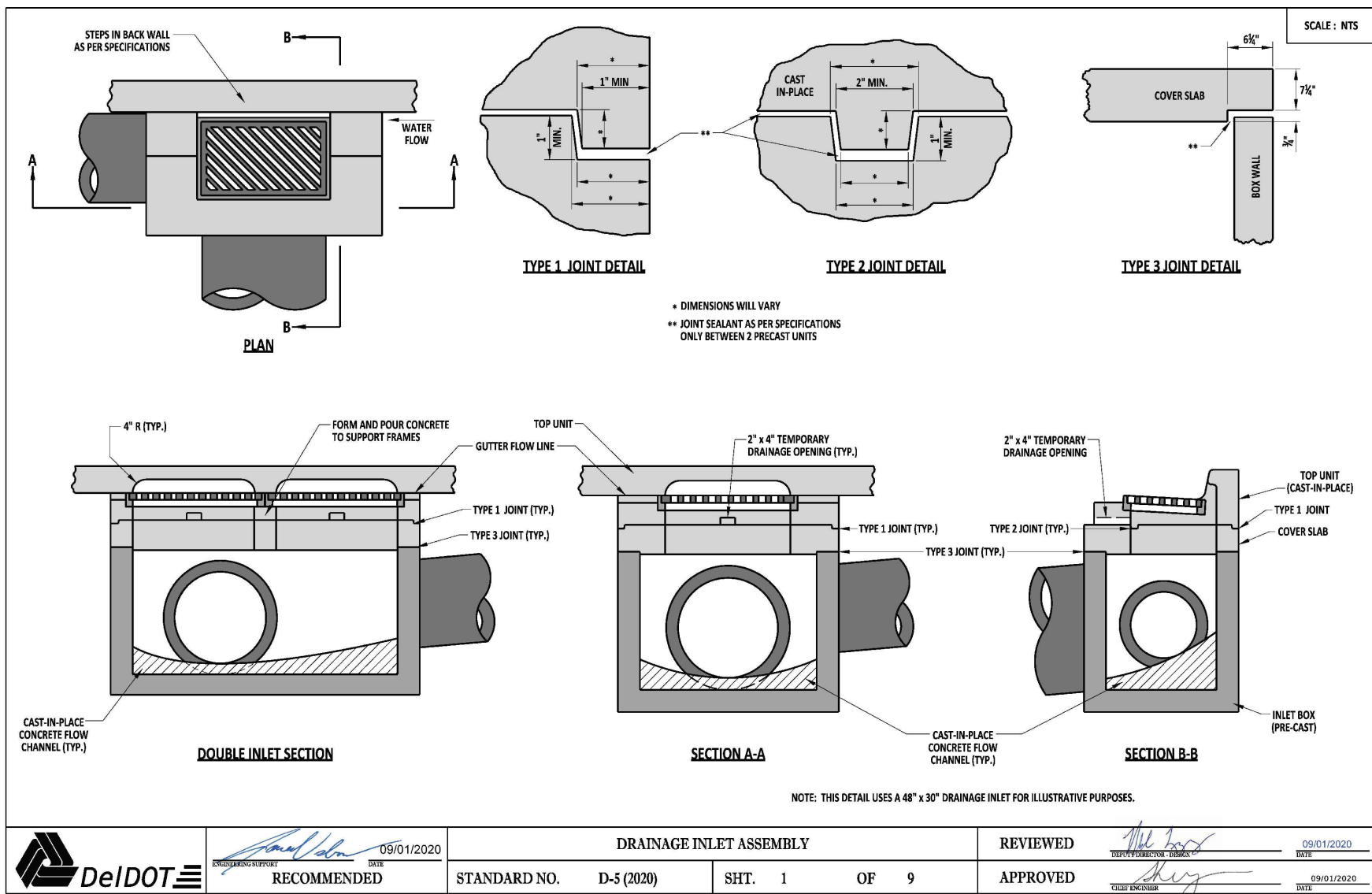
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SCALE: 1" = 80'
PROJECT NO. 13053.CA
SHEET: C-301



S-1 "STOP SIGN (R-1, 36X36)" WITH "STREET NAME" SIGN (D3-1, VARIES X 6")
S-2 "25 MPH SPEED LIMIT" SIGN (R2-1, 24X30")
S-3 "25 MPH SPEED LIMIT" SIGN (R2-1, 24X30") WITH "WATCH CHILDREN" SIGN (W21-11-DE, 30X30")
S-4 "STREETS DEDICATION / MAINTENANCE" SIGN (SEE THIS SHEET)
S-5 "ONE WAY" DIRECTION ARROW SIGN (R6-1, 36X12")
S-6 "DO NOT ENTER" SIGN (R5-1, 30X30")
S-7 "KEEP RIGHT" SIGN (R4-7, 24X30")

DATE: NOVEMBER 03, 2023
SCALE: 1" = 80'
PROJECT NO. 13053.CA
SHEET: C-601







DESIGNED BY: AR	CHECKED BY: KJT
DRAWN BY: MH/AR	FILE NAME: LG-Details 13053CA
KENNETH JAMES TAYLOR, JR., P.E.	

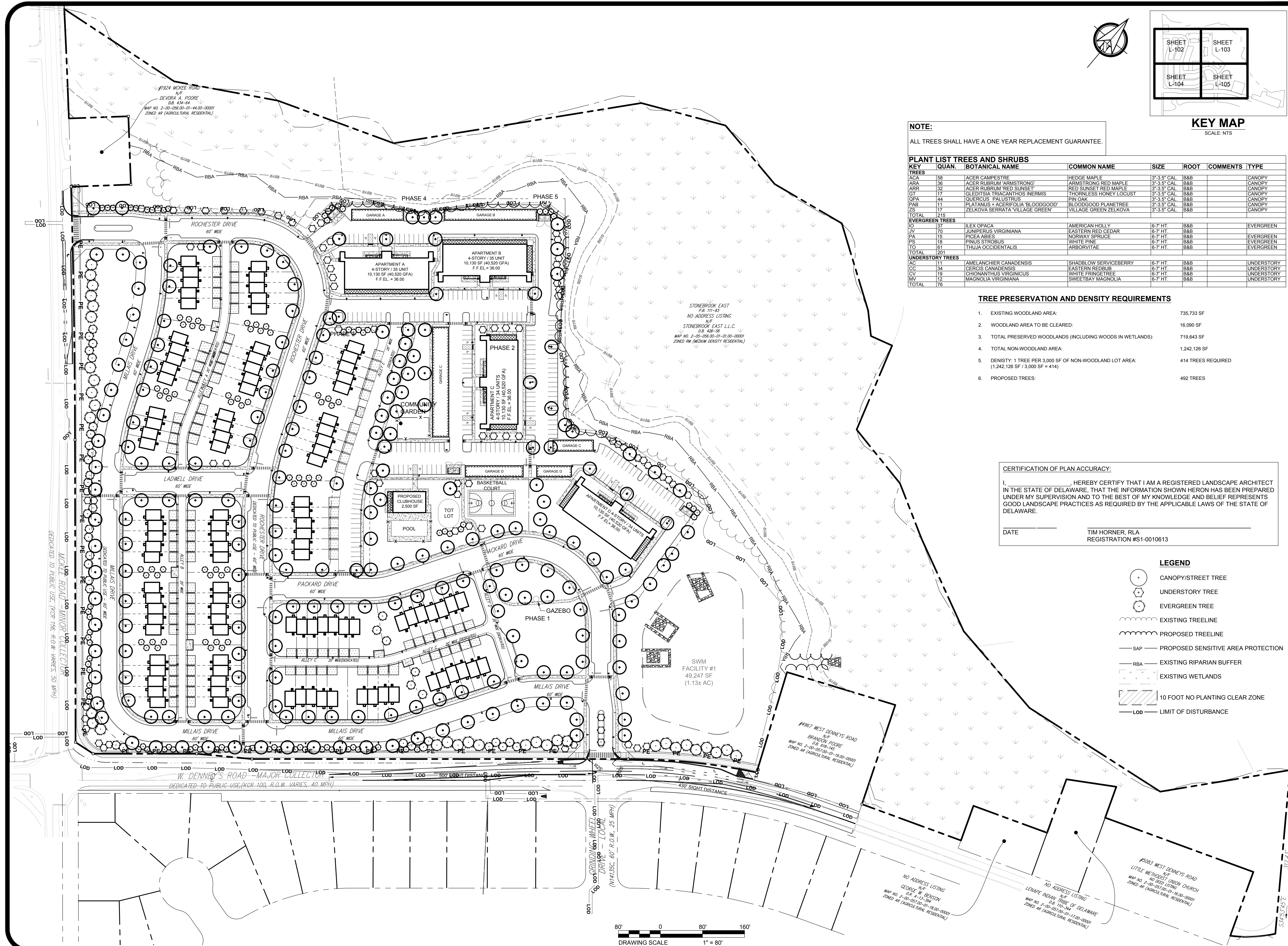
No.	REVISION	CHECKED BY DATE
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**OWNER/
DEVELOPER:** HANAE HARMONY PROPERTIES
1000 GREENWICH AVENUE, 10TH FLOOR
NEWARK, DE 07102

SITE DEVELOPMENT SUBDIVISION PLANS
CONSTRUCTION DETAILS
STONEBROOK EAST

EAST DOVER HUNDRED ~ KENT COUNTY ~ DELAWARE

DATE: NOVEMBER 03, 2023
SCALE: NOT TO SCALE
PROJECT NO. 13053.CA
SHEET: C-905



NOTE:
ALL TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE.

PLANT LIST TREES AND SHRUBS							
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS	TYPE
TREES							
ACA	58	ACER CAMPESTRE	HEDGE MAPLE	3'-3.5' CAL	B&B		CANOPY
ARA	36	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3'-3.5' CAL	B&B		CANOPY
ARR	32	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3'-3.5' CAL	B&B		CANOPY
GT	17	GLIEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3'-3.5' CAL	B&B		CANOPY
OPA	44	QUERCUS PAULSTRUS	PIN OAK	3'-3.5' CAL	B&B		CANOPY
PAB	11	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	3'-3.5' CAL	B&B		CANOPY
ZS	17	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3'-3.5' CAL	B&B		CANOPY
TOTAL	216						
EVERGREEN TREES							
IO	37	ILEX OPACA	AMERICAN HOLLY	6-7 HT.	B&B		EVERGREEN
JV	70	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7 HT.	B&B		EVERGREEN
PA	15	PICEA ABIES	NORWAY SPRUCE	6-7 HT.	B&B		EVERGREEN
PS	18	PINUS STROBUS	WHITE PINE	6-7 HT.	B&B		EVERGREEN
TO	61	THUJA OCCIDENTALIS	ARBOVITAE	6-7 HT.	B&B		EVERGREEN
TOTAL	201						
UNDERSTORY TREES							
AC	11	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6-7 HT.	B&B		UNDERSTORY
CC	34	CERCIS CANADENSIS	EASTERN REDBUD	6-7 HT.	B&B		UNDERSTORY
CV	19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-7 HT.	B&B		UNDERSTORY
MG	12	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-7 HT.	B&B		UNDERSTORY
TOTAL	76						

TREE PRESERVATION AND DENSITY REQUIREMENTS

- | | |
|---|--------------------|
| 1. EXISTING WOODLAND AREA: | 735,733 SF |
| 2. WOODLAND AREA TO BE CLEARED: | 16,090 SF |
| 3. TOTAL PRESERVED WOODLANDS (INCLUDING WOODS IN WETLANDS): | 719,643 SF |
| 4. TOTAL NON-WOODLAND AREA: | 1,242,126 SF |
| 5. DENSITY: 1 TREE PER 3,000 SF OF NON-WOODLAND LOT AREA: (1,242,126 SF / 3,000 SF = 414) | 414 TREES REQUIRED |
| 6. PROPOSED TREES: | 492 TREES |

CERTIFICATION OF PLAN ACCURACY:

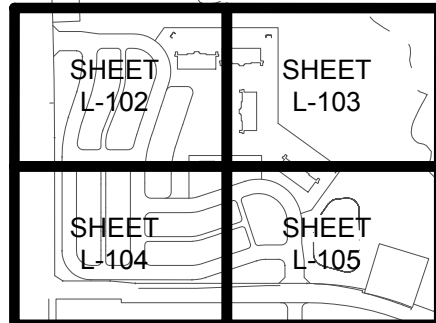
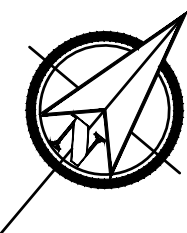
I, _____, HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE _____ TIM HORNER, RLA
REGISTRATION #S1-0010613

LEGEND

- CANOPY/STREET TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- SAP - PROPOSED SENSITIVE AREA PROTECTION
- RBA - EXISTING RIPARIAN BUFFER
- EXISTING WETLANDS
- 10 FOOT NO PLANTING CLEAR ZONE
- LOD - LIMIT OF DISTURBANCE

KEY MAP
SCALE: NTS



SITE DEVELOPMENT SUBDIVISION PLANS

LANDSCAPE PLAN

STONEBROOK EAST

EAST DOVER HUNTER ~ KENT COUNTY ~ DELAWARE

DATE: NOVEMBER 03, 2023
SCALE: 1" = 80'
PROJECT NO. 13053.CA
SHEET: L-101

DUFFIELD ASSOCIATES
Soil, Water & the Environment

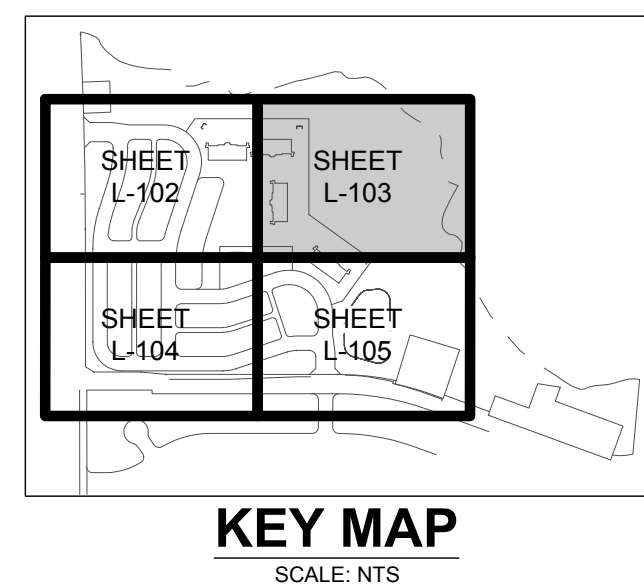
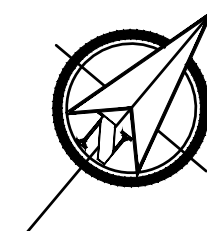
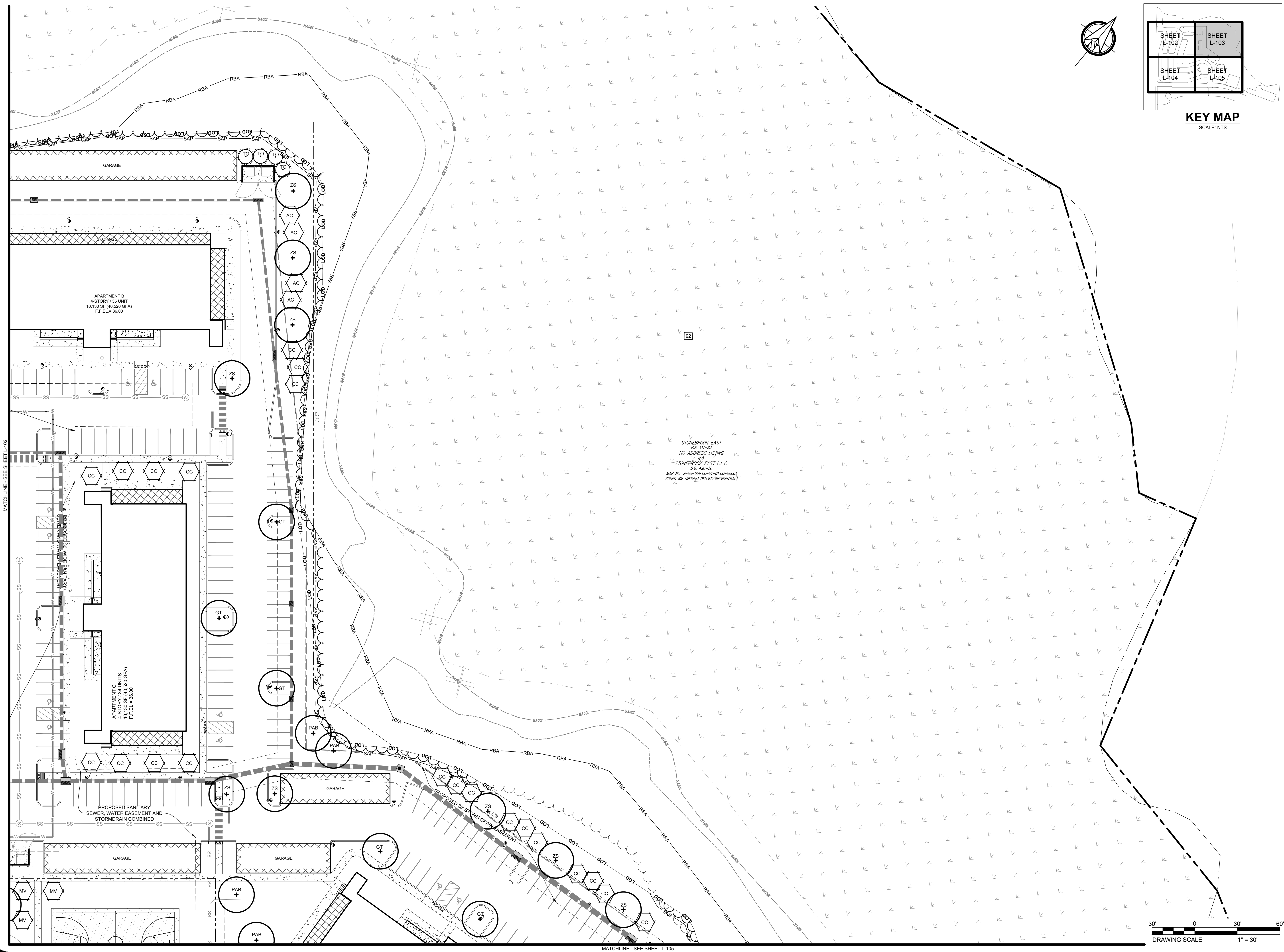
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELD.COM
E-MAIL: DUFFIELD@DUFFIELD.COM

TIM HORNER, R.L.A.

OWNER/ DEVELOPER: HANNAE HARMONY PROPERTIES, LLC 1505 PERRY NEWARK, DE 19711

**PRELIMINARY
NOT FOR
CONSTRUCTION**



KEY MAP
SCALE: NTS

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
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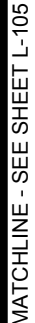
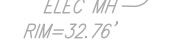
DESIGNED BY:	CHECKED BY:
JULAM	TH
DRAWN BY:	FILE NAME:
JUL	LG-101-105.CA
TIM HORNER, R.L.A.	

REVISION	No.
PRELIMINARY NOT FOR CONSTRUCTION	

OWNER/
DEVELOPER: HANAE HARMONY
PROPERTIES LLC, 1000 SEAFARY
NEWARK, DE 19711

SITE DEVELOPMENT SUBDIVISION PLANS
LANDSCAPE PLAN
STONEBROOK EAST
EAST DOVER HUNTER ~ KENT COUNTY ~ DELAWARE

DATE: NOVEMBER 03, 2023
SCALE: 1" = 30'
PROJECT NO. 13053.CA
SHEET: L-103



DATE: NOVEMBER 03, 2023
SCALE: 1" = 30'
PROJECT NO. 13053.CA
SHEET: L-104

**PRELIMINARY
NOT FOR
CONSTRUCTION**

EAST DOVER HUNTER ~ KENT COUNTY ~ DELAWARE

Soil, Water & the Environment

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX 302.239.8485

STATE: DELAWARE R.L.A. #S1-0010613

OWNER/ HANAE HARMONY
DEVELOPER: PROPERTIES
1100 LAGRANGE PKWY
NEWARK, DE 19702

DEVELOPER: PROPERTIES
1100 LAGRANGE PKWY
NEWARK, DE 19702

NEWARK, DE 19702

1

LANDSCAPE NOTES

- MULCH ALL TREE PITS, PLANT BEDS, AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH (AFTER SETTLEMENT) OF MULCH OR AS NOTED. SHREDDED HARDWOOD MULCH SHALL BE USED FOR ALL TREE PITS AND SHRUB BEDS.
- THIS DRAWING TO BE USED FOR LANDSCAPE DEVELOPMENT PURPOSES ONLY.
- ALL TREE STAKING, GUYING, AND WRAPPING SHALL BE REMOVED AFTER ONE YEAR.
- ALL SHRUB, FLOWER, AND GROUND COVER BEDS SHALL BE PITCHED OR CROWNED TO ASSURE A MINIMUM SURFACE PITCH OF 3% FOR POSITIVE SURFACE DRAINAGE.
- ALL PROPOSED LANDSCAPE PLANT MATERIAL TO BE A FULL PRICE REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS DETAILING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANYWAY NEGATE HIS GUARANTEE OBLIGATION.
- ALL AREAS BEYOND THE LIMIT OF LAWN/GROUND COVER THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AND/OR TO COMPLY WITH STANDARDS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- ALL TREES ADJACENT TO CURBS (OR EDGE OF PAVEMENT) SHALL BE PLACED 5'-0" AWAY FROM THE CURB FACE MEASURED TO THE CENTERLINE OF THE TREE TRUNK. IF PLACED IN THE MEDIAN ISLAND, THEY SHALL BE CENTERED IN THE SPACE BETWEEN THE CURBS OR AS NOTED ON THE LANDSCAPE PLAN. ALL TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED AT 7' INITIALLY.
- NO PLANT MATERIAL ABOVE 24" WILL BE INSTALLED WITHIN ANY APPROVED SIGHT TRIANGLE.
- PLANT BACKFILL MIX SHALL CONTAIN THE FOLLOWING:
1 PART AMENDED TOPSOIL (SCREENED) WITH FERTILIZATION AS REQUIRED BELOW:

AMENDED TOPSOIL: SHALL BE WITHOUT ADMXTURE OF SUBSOIL OF SLAG AND SHALL BE FREE OF STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS AND EXTRANEOUS MATTER, AND SHALL NOT BE MOVED, PLACED OR USED WHILE IN FROZEN OR MUDDY CONDITION. TOPSOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 5% ORGANIC MATTER AS DETERMINED BY THE "WALKLEY-BLACK METHOD" (COLORIMETRIC VERSION). SUFFICIENT LIMESTONE SHALL BE ADDED TO TOPSOIL USED TO BRING SOIL TO RANGE OF pH 6.0 TO pH 6.5. THERE SHALL BE A MINIMUM OF 12" OF TOPSOIL (AFTER SETTLEMENT) IN ALL PLANT BEDS, OR GROUND COVER AREAS AND 3" IN ALL FINE LAWN, SEEDED AREAS OR AS CALLED FOR. AREAS WHERE PAVING HAS BEEN REMOVED TO PROVIDE LAWN OR PLANTING BED AREA SHALL BE ROTOTILLED TO A DEPTH OF AT LEAST 12 INCHES PRIOR TO PLACING TOPSOIL.

FERTILIZATION: 1. FOR TREES, SHRUBS AND ALL GROUND COVER (HERBACEOUS AND CONIFEROUS): "TERRA-SORB" AG AT THE RATE OF 32 OZ PER CUBIC YARD OF SOIL MIX.
2. FOR TREES AND SHRUBS (EXCLUDING CONIFEROUS GROUND COVER): PHC HEALTHY START 3-4-3 ORGANIC FERTILIZER/SOIL CONDITIONER, SHALL BE APPLIED AT 1/2 LB. PER TRUNK DIAMETER (CAL. INCH) FOR TREES. FOR SHRUBS USE THE FOLLOWING TABLE:

PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
1 GALLON	1/2	1/4	100
5 GALLON	1	1/2	50
15 GALLON	2	1	25
24" BALL/BOX	3	1 1/2	16
36" BALL/BOX	5	2 1/2	10
42" BALL/BOX	6	3	8
54" BALL/BOX	8	4	6
72" BALL/BOX	10	5	5

FOR HERBACEOUS AND CONIFEROUS GROUND COVER: DRY ROOTS 2 SHALL BE APPLIED AT THE FOLLOWING RATES:

CONIFEROUS GROUND COVER:			
PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
15-18" B&B	1 1/2	3/4	37

HERBACEOUS GROUND COVER: 20LBS./1000 SQUARE FEET.

- FOR LAWN AND SEEDED AREAS: 10-6-4 50% ORGANIC FERTILIZER AT THE RATE OF 20LBS. PER 1,000 SQUARE FEET (OR AS REQUIRED BY TOPSOIL ANALYSIS REPORT).
- ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "STANDARD FOR NURSERY STOCK".
 - PLANT QUANTITIES ARE GIVEN FOR COMPARISON PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PLANT COUNTS AND SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIAL SHOWN ON THE DRAWING. ANY DISCREPANCIES BETWEEN PLANT SCHEDULE QUANTITIES AND PLANS SHALL IMMEDIATELY BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO SUBMISSION OF BID. NO SUBSTITUTIONS OF TYPE OF PLANT MATERIAL OR SIZES OF PLANT MATERIAL WILL BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO AN APPROVED LANDSCAPE PLAN MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - APPLY ANTI-DESICCANT PRIOR TO THE ONSET OF WINTER AND AGAIN IN MID-WINTER, USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL-LEAF, SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER INSTALLATION.
 - ALL PLANTED TREES, SHRUBS, GROUND COVERS AND ANNUAL FLOWERS, SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE COMPLETED CONTRACT, OR WHEN INSTALLATION IS ACCEPTED AND MAINTENANCE IS TRANSFERRED TO OWNER. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, CONTROL OF INSECTS, FUNGUS, AND OTHER HORTICULTURAL OPERATIONS NECESSARY FOR THE PROPER GROWTH OF ALL PLANT MATERIAL.
 - PLANT LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO FIELD AND UTILITY LOCATIONS.
 - PERMANENT SEEDING MIX PER DNREC STANDARD DETAIL DE-ESC 3.4.3. REFER TO SEDIMENT AND STORMWATER PLANS. ALL PVIOUS AREAS THAT DO NOT RECEIVE SHREDDED HARDWOOD MULCH SHALL BE SEEDED ACCORDING TO THE TABLE BELOW.

PERMANENT SEEDING AND SEEDING DATES (cont.)												
Seeding Mixtures		Seeding Rate ¹	Optimum Seeding Dates ²									Remarks
			A = Acceptable planting period									
Mix No.	Certified Seed ³		Coastal Plain			Piedmont			Alt ⁴			
	Poorly Drained Soils	lbs/Ac	lb/1000 sq ft	2/1	5/1	8/15	3/1	5/1	8/1	10/31	2/1	
14	Creeeping Red Fescue Rough Bluegrass or Chewings Fescue	50 90	1.15 2.1	O	A	O	O	A	O			Shade tolerant, moisture tolerant *

- When hydroseeding is the chosen method of application, the total rate of seed should be increased by 25%.
- Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.
- All seed shall meet the minimum purity and maximum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code.
- Cool season species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
- All leguminous seed must be inoculated.
- Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year.
- Warm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant until then.

- ALL PLANTING SHALL BE PLANTED NO LESS THAN 10 FEET (MEASURED FROM CENTER OF TRUNK) OF ANY UNDERGROUND UTILITY OR INFRASTRUCTURE.

TREE PROTECTION NOTES

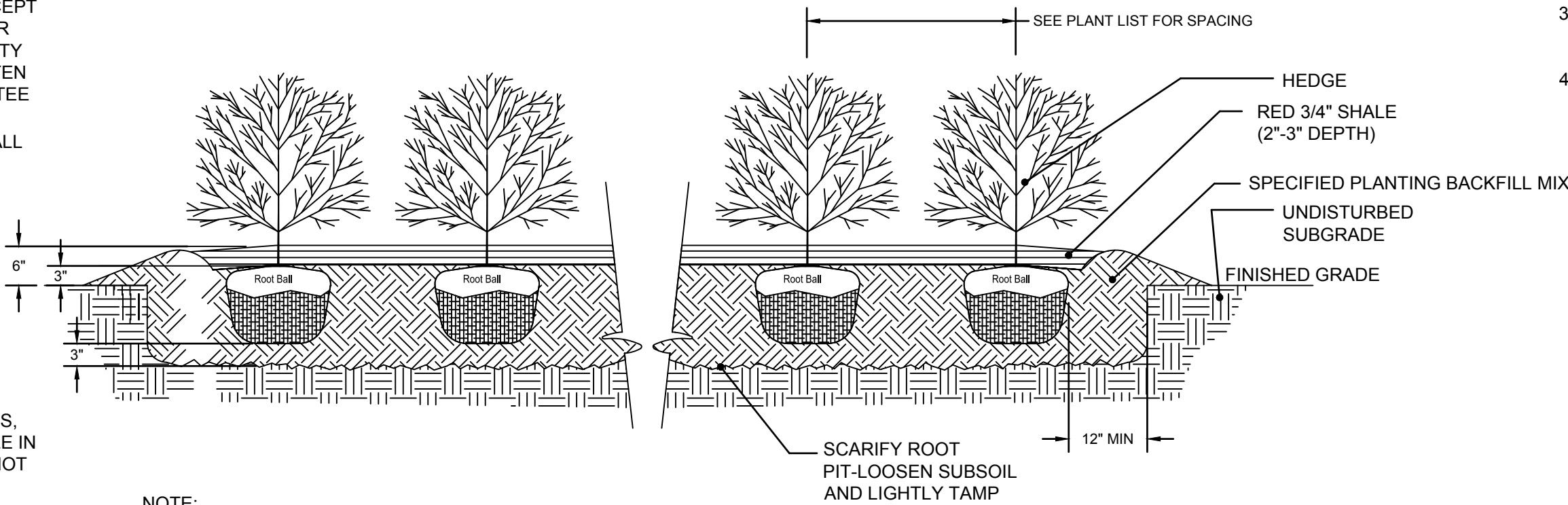
- LIMIT OF WORK LINE TO BE DELINEATED BY SNOW FENCING OR APPROVED EQUAL. ALL TREES IDENTIFIED AS BEING PRESERVED FOR CREDIT SHALL BE FENCED ALONG OR BEYOND THEIR DRIP LINE. SEE TREE PROTECTION DETAIL ON THIS SHEET.
- PROTECTIVE FENCING TO BE SNOW FENCING OR EQUIVALENT TO PROTECT VEGETATION FROM HEAVY MACHINERY OR CONSTRUCTION OPERATIONS.
- PROTECTIVE FENCING TO BE ERECTED BEFORE EXCAVATION AND REMOVED UPON COMPLETION OF GRADING.

CONTRACTOR NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ENTIRE SITE.

PLANTING NOTES:

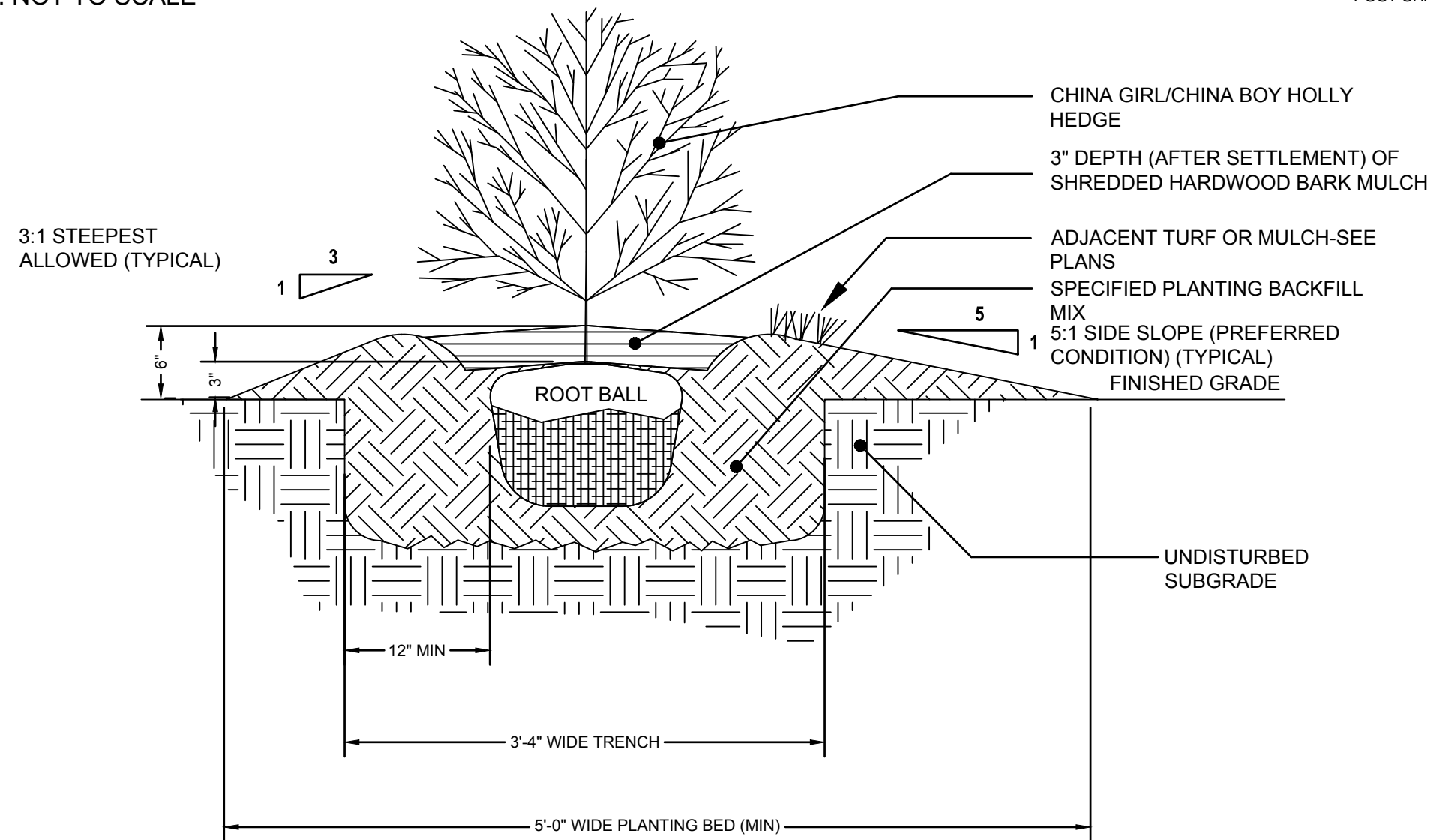
- CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.
- REMOVE HOSE AND POST AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS)
- CONTRACTOR TO PROVIDE PROTECTION AGAINST DEER RUB/RUT WHICH IS NOT DIRECTLY ATTACHED TO TRUNK. (AS APPROVED)



- NOTE:
- CROWN OF ROOT BALL TO BE APPROXIMATELY 3" ABOVE EXISTING GRADE.
 - REMOVE COLLAR ROPES AND BURLAP FROM TOP 1/3 OF ROOT BALL.
 - HEDGE PLANTING TRENCH SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF HEDGE.

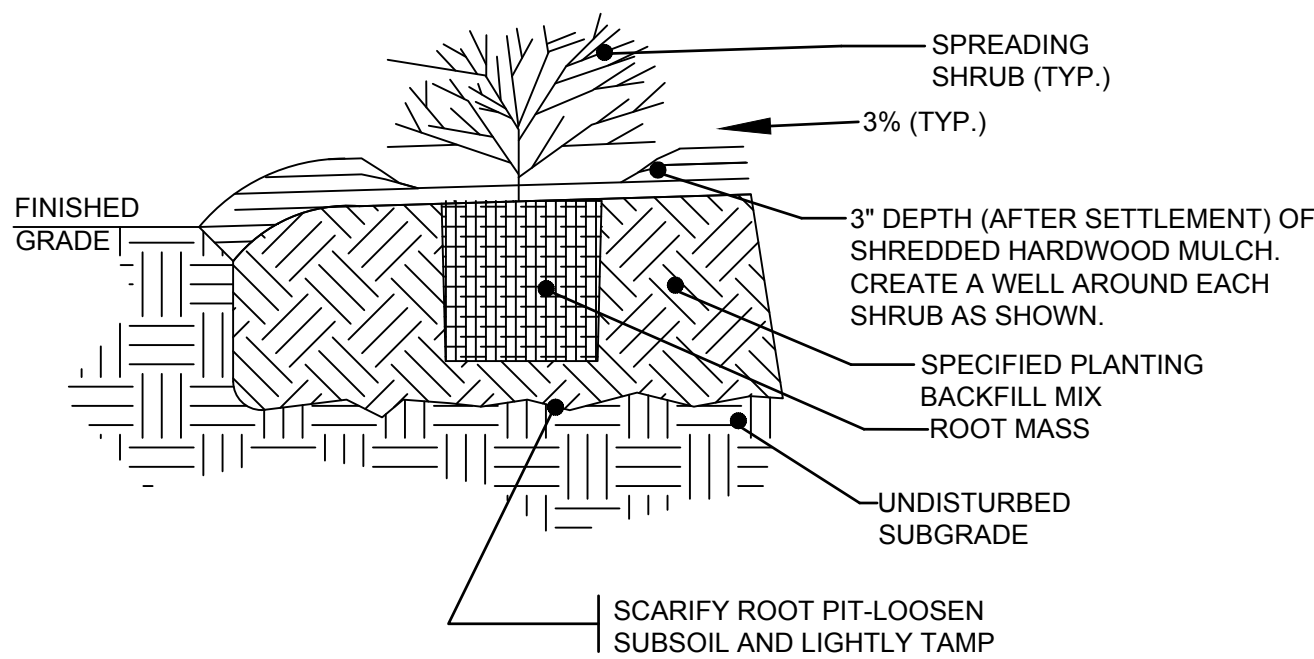
DETAIL: HEDGE PLANTING

SCALE: NOT TO SCALE



DETAIL: HEDGE PLANTING CROSS SECTION

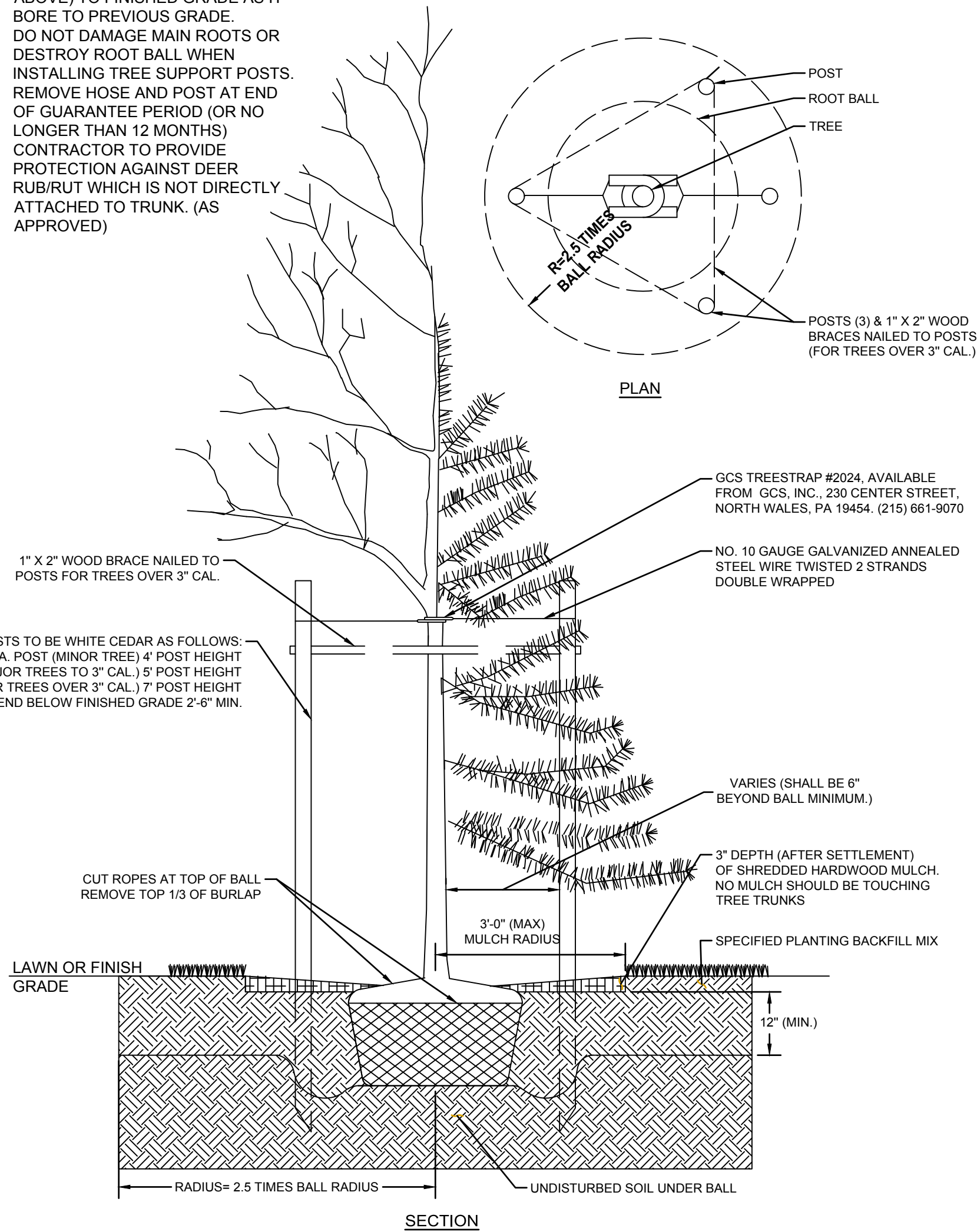
SCALE: NOT TO SCALE



- CROWN OF ROOT MASS TO BE SLIGHTLY ABOVE EXISTING GRADE. IF DRAINAGE IS QUESTIONABLE NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DECISION.
- FOR BARE ROOT SHRUBS: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3 RETAINING NORMAL PLANT SHAPE. (BARE ROOT PLANTS ONLY).
- FOR CONTAINER SHRUBS: REMOVE POT, CHECK ROOT SYSTEM. IF THERE ARE ANY SIGNS OF BEING ROOT BOUND, SLASH ROOT MASS (WITH A SHARP KNIFE) VERTICALLY IN 4 EQUIDISTANT LOCATIONS.
- FOR BALLED AND BURLAPPED SHRUBS: REMOVE COLLAR ROPES AND TOP 1/3 OF BURLAP. 5. CROWN OR FOLIAGE ALL SHRUB BEDS TO ASSURE A MIN. PITCH OF 3%.

SHRUB PLANTING DETAIL

NOT TO SCALE



DETAIL: TREE PLANTING

SCALE: NOT TO SCALE

DUFFIELD
ASSOCIATES

Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY:	DESIGNED BY:	FILE NAME:	DATE:
TH	JUL	LG-JUL19SCA	JUL
TIM HORNER, R.L.A.			

REVISION	DATE	DESCRIPTION
No.		
PRELIMINARY NOT FOR CONSTRUCTION		

OWNER/ DEVELOPER:	HANAE HARMONY PROPERTIES 10000 WOODBINE PKWY NEWARK, DE 19711
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SITE DEVELOPMENT SUBDIVISION PLANS
LANDSCAPE NOTES AND DETAILS

STONEBROOK EAST

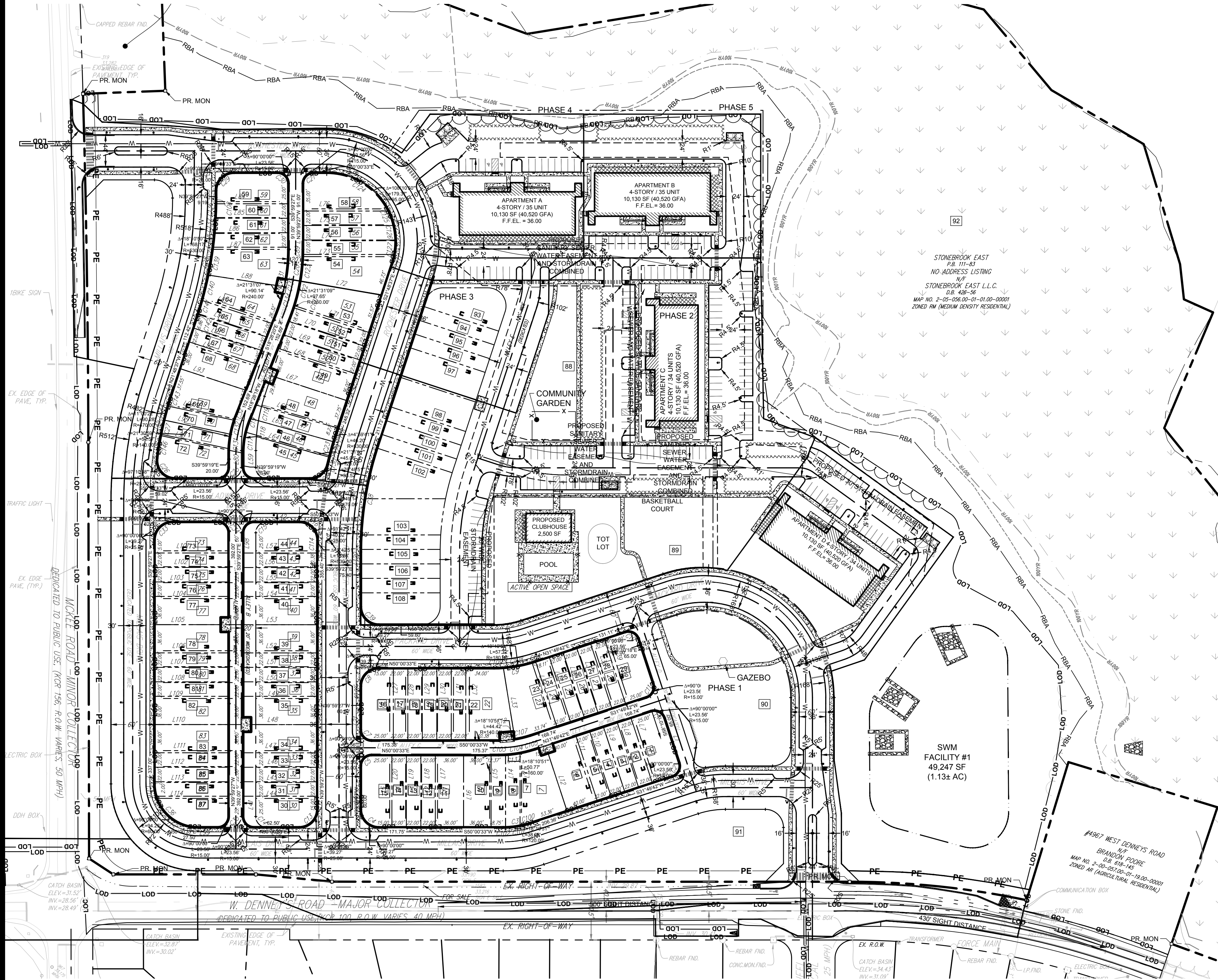
EAST DOVER HUNDER ~ KENT COUNTY ~ DELAWARE

DATE: NOVEMBER 03, 2021
SCALE: 1" = 30'
PROJECT NO. 13053.CA
SHEET: L-106

FIRE MARSHAL PLAN

STONEBROOK EAST

PLANNED NEIGHBORHOOD DESIGN



- GENERAL NOTES:**
1. THE PURPOSE OF THE PLAN IS TO CONSTRUCT A 107 LOT SUBDIVISION WITH TOWNHOUSES AND GARDEN APARTMENTS WITH ASSOCIATED DRIVE AISLES AND PARKING SPACES.
 2. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING DATED JUNE 1, 2021.
 3. A PORTION OF THIS SITE IS LOCATED WITHIN FLOOD ZONE X AS DEPICTED ON FEMA MAP #10001C0154H, DATED MAY 5, 2003.
 4. A WETLAND EVALUATION WAS CONDUCTED BY DUFFIELD ASSOCIATES IN XXXX AND NO WETLANDS WERE FOUND ON THE SITE.
 5. ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.
 6. NO DEBRIS IS TO BE BURIED ON THIS SITE.
 7. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

SHEET INDEX	
FM-101	INDEX SHEET
FM-102	SITE PLAN
FM-103	SITE PLAN
FM-104	SITE PLAN
FM-105	SITE PLAN

CERTIFICATION OF PLAN ACCURACY:

I, KENNETH JAMES TAYLOR, JR., P.E., HEREBY CERTIFY 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE

KENNETH JAMES TAYLOR, JR., P.E.
REGISTRATION #21140
DUFFIELD ASSOCIATES, INC.



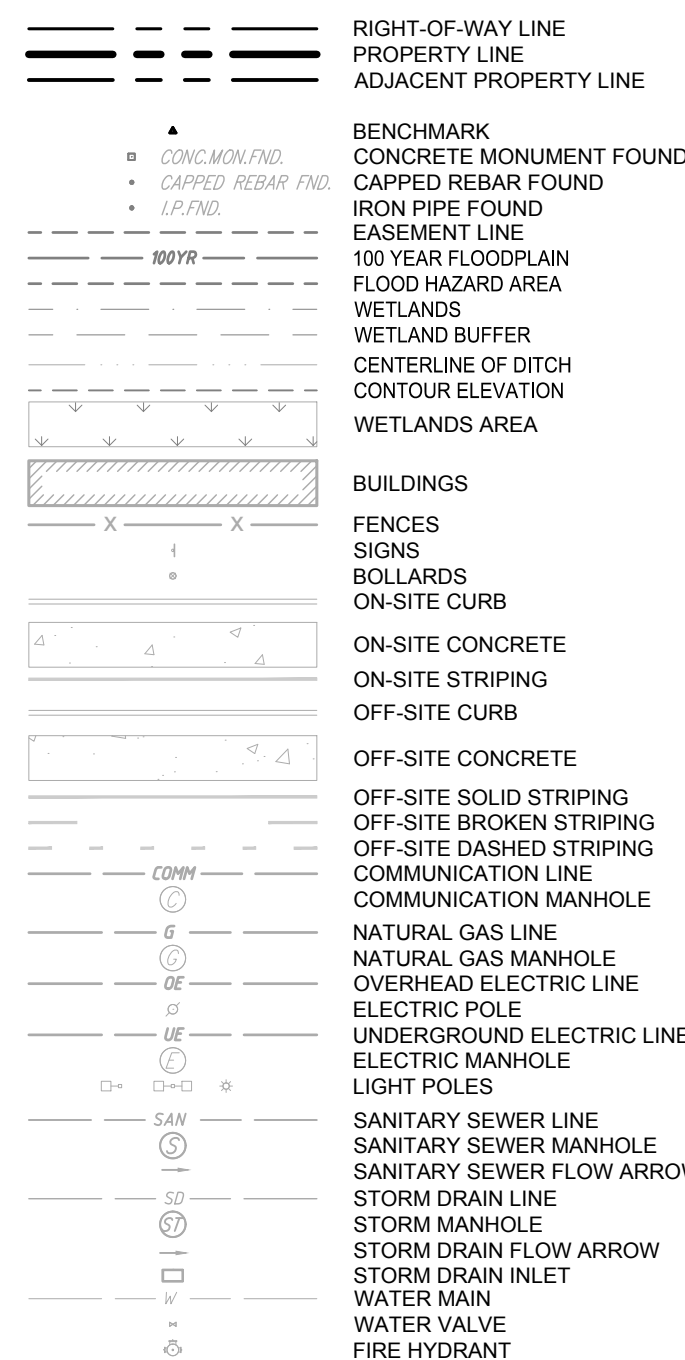
LOCATION MAP

SCALE: 1" = 800'

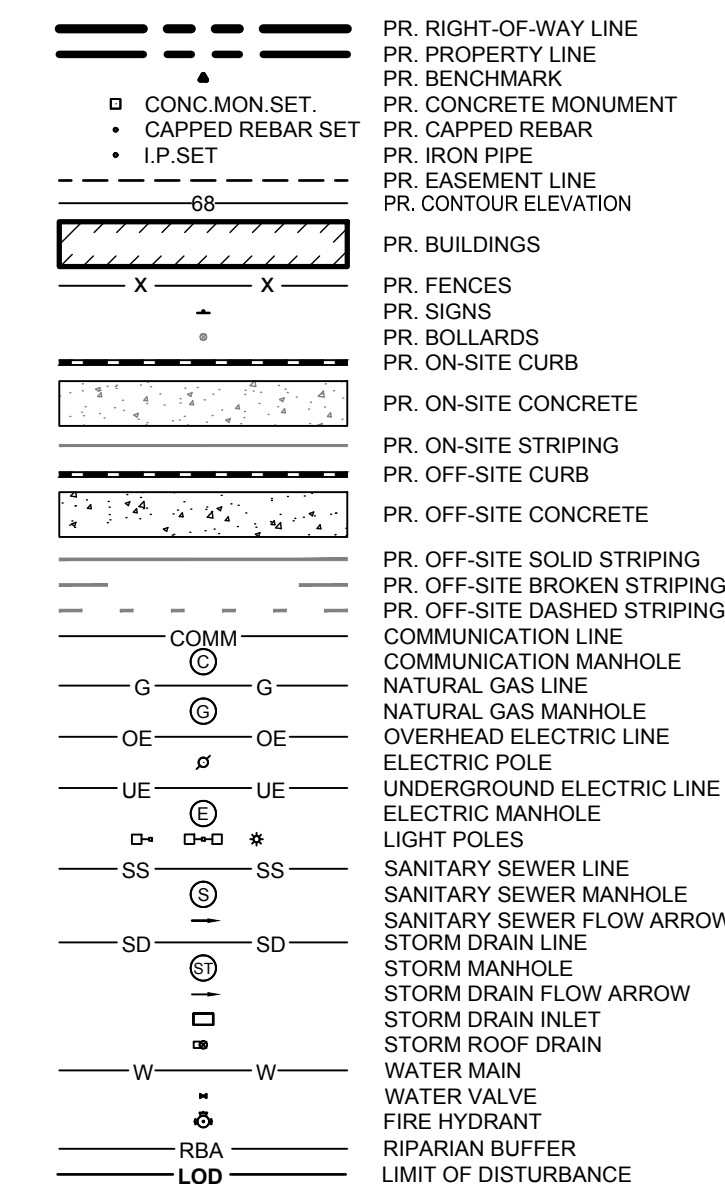
SITE DATA:

1. APPLICATION NUMBER:
2. TAX PARCEL NOS: ED05-057.03-01-01.00 TO ED05-057.03-01-91.00
3. SOURCE OF TITLE: D 6444 0344 D 4975 0133 D 4975 0123
4. LEGAL OWNER: HANAE HARMONY PROPERTIES
1100 LAGRANGE PARKWAY
NEWARK, DE 19702
5. DEVELOPER: HANAE HARMONY PROPERTIES
1100 LAGRANGE PARKWAY
NEWARK, DE 19702
6. PROPERTY USE: EXISTING: VACANT
PROPOSED: RESIDENTIAL SUBDIVISION
7. ZONING: RM-1 (MEDIUM DENSITY RESIDENCE ZONE)
8. NUMBER OF LOTS: EXISTING: 91
PROPOSED: 107
9. FIRE HYDRANTS: EXISTING: 0
PROPOSED: 4
10. SOURCE OF WATER: CITY OF DOVER
11. SOURCE OF SEWER: CITY OF DOVER
12. THE PROPOSED BUILDINGS ARE TO HAVE AUTOMATIC SPRINKLERS.
13. NFPA CONSTRUCTION TYPE: TYPE V
14. BUILDING HEIGHT: TOWN HOUSES: 3 STORIES OR 35'
GARDEN APARTMENTS: 4 STORIES OR 48'

LEGEND (EXISTING):



LEGEND (PROPOSED):



80' 0 80' 160'
DRAWING SCALE 1" = 80'

FIRE MARSHALL PLAN

INDEX SHEET

STONEBROOK EAST

EAST DOVER HUNDRED ~ KENT COUNTY ~ DELAWARE



4000 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND,
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WEB: [HTTP://DUFFIELD.NET](http://duffield.net)
E-MAIL: [DUFFIELD@DUFFIELD.NET](mailto:duffield@duffield.net)

DESIGNED BY: AR

CHECKED BY: KIT

DRAWN BY: AR

FILE NAME: FM-105.CA

KENNETH JAMES TAYLOR, JR., P.E.

STATE: DELAWARE

P.E. #21140

OWNER: HANAE HARMONY PROPERTIES

DEVELOPER: 1100 LAGRANGE PARKWAY
NEWARK, DE 19702

**PRELIMINARY
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DATE: NOVEMBER 03, 2023

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SHEET: FM-101