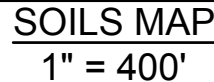
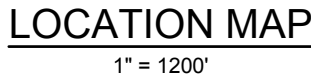


DBF PROJECT NO. 2916A039 JANUARY 2025



INDEX OF SHEETS	
PL-01	PRELIMINARY TITLE
PL-02	EXISTING CONDITIONS
PL-03	PRELIMINARY SITE PLAN
PL-04	PRELIMINARY LANDSCAPE PLAN

DATA COLUMN

HORIZONTAL
NAVD 83 (DE

VERTICAL
NAVD 88

6 FLOODPLAIN THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0167H, DATED MAY 5, 2003.

7 GROUNDWATER RECHARGE ALL OF THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.

8	WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA
---	--------------------------	---

9 WETLANDS THE PROPERTY IS NOT IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.

10 UTILITIES	<u>WATER</u> CITY OF DOVER	<u>SEWER</u> CITY OF DOVER
--------------	-------------------------------	-------------------------------

1 SPACE PER 2 BEDROOM APARTMENT, 62 PROPOSED SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES), 29 SHARED SPACES WITH THE CITY OF DOVER ON ADJACENT PARCEL (INCLUDING 2 ADA ACCESSIBLE SPACES), 180 PUBLIC SPACES IMMEDIATELY ADJACENT TO THE PROPERTY

LOT COVERAGE	85.00%	78.54%
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12	<u>AREAS</u>	
	PARCEL AREA	1.267 AC.
	IMPERVIOUS COVER	0.995 AC. (78.54%)

13	<u>PROPOSED LAND USE AREAS</u>	
	BUILDINGS/PARKING	0.864 AC. (68.19%)
	SIDEWALKS	0.131 AC. (10.34%)
	OPEN SPACE	0.272 AC. (21.47%)
	TOTAL	1.267 AC. (100%)



OWNER STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

G. MICHAEL GLICK
LIGHTHOUSE CONSTRUCTION LLC
859 GOLF LINKS LANE, SUITE 1
MAGNOLIA, DE 19962

ENGINEER'S STATEMENT

I, JAMIE L. SECHLER, P.E., HEREBY STATE 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.

by JAMIE L. SECHLER, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE, 19963

**DAVIS
BOWEN &
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

**barton, merrill and
410-770-4744**

**hulder, schwartz and
302-424-1441**

**salisbury, merrill and
410-543-6961**

**OLD POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE**

Date: JANUARY 2025

Scale: AS NOTED

Dwn.By: CAW

Proj.No.:	2916A039
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**PRELIMINARY
TITLE**

Dwg.No.:

PL-01

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	376.09'	56.63'	56.58'	N 85°59'35" E	8°37'38"
C2	386.09'	102.26'	101.96'	S 82°43'09" W	15°10'31"

N/F
CENTRAL DOVER OFFICES, INC.
2-05-07705-04-5200
D.B. Y30/226

N/F
STATE OF DELAWARE
2-05-07709-05-1300
T17/192

N/F
STATE OF DELAWARE
2-05-07709-05-1200

N/F
STATE OF DELAWARE
2-05-07709-05-1100

N/F
STATE OF DELAWARE
2-05-07705-04-5100
D.B. T34/259

N/F
CITY OF DOVER
2-05-07705-04-5500
D.B. N37/158

dbf **DAVIS BOWEN & FRIEDEL, INC.**
ARCHITECTS • ENGINEERS • SURVEYORS

BAYTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
BALTIMORE, MARYLAND 410.543.9091

**OLD POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE**

Date:	JANUARY 2025
Scale:	1"=20'
Dwn.By:	CAW
Proj.No.:	2916A039

EXISTING CONDITIONS

Dwg.No.:
PL-02

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	378.09'	58.63'	56.58'	N 85°59'35" E	8°37'38"
C2	1386.09'	102.25'	101.96'	S 82°43'02" W	15°10'31"

N/F
CENTRAL DOVER OFFICES, INC.
2-05-07705-04-5200
D.B. Y30/226

N/F
STATE OF DELAWARE
2-05-07709-05-1300
T17/192

LEGISLATIVE AVE. (KCR72)

N/F
STATE OF DELAWARE
2-05-07709-05-1200

N/F
STATE OF DELAWARE
2-05-07709-05-1100

N/F
CITY OF DOVER
2-05-07705-04-5500
D.B. N37/158

N/F
STATE OF DELAWARE
2-05-07705-04-5100
D.B. T34/259

DAVIS

BOWEN &

FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE
410.770.1441

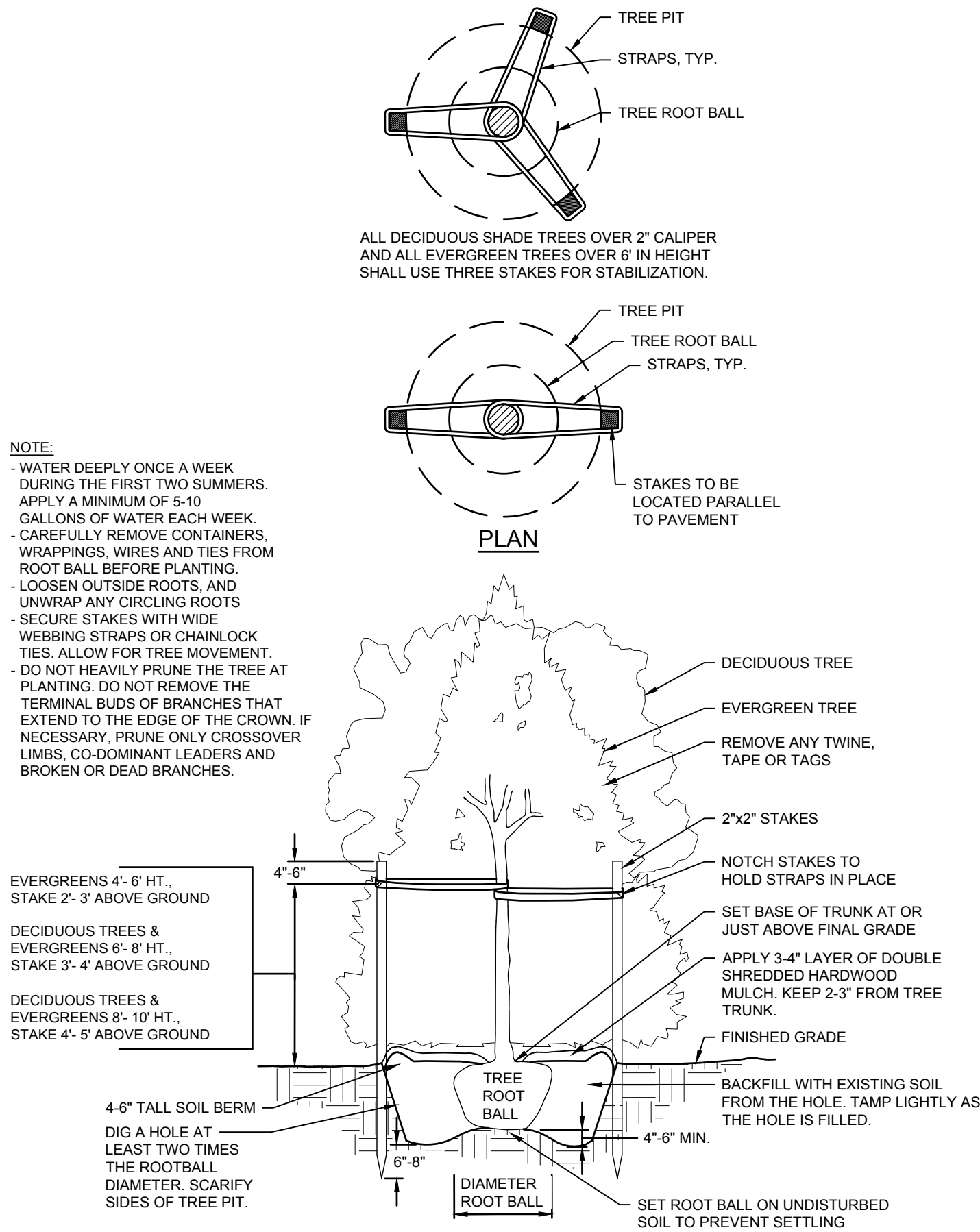
SALISBURY, MARYLAND
410.243.7991

OLD POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE

Date: JANUARY 2025
Scale: 1"=20'
Dwn By: CAW
Proj No.: 2916A039

PRELIMINARY
LANDSCAPE
PLAN

Dwg No.:
PL-04



TREE PLANTING DETAIL
NOT TO SCALE

SITE DATA:

- DEVELOPER:

OLD POST, LLC
859 GOLF LINKS LANE, SUITE 1
MAGNOLIA, DELAWARE 19962
G. MICHEAL GLICK
PHONE: 302-677-1965
EMAIL: MGLICK@LHC.CONSTRUCTION.COM
- DESIGN PROFESSIONAL:

DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963
JAMIE L. SECHLER P.E.
PHONE: 302-424-1441
EMAIL: JLS@DBF.INC.COM
- SITE AREA:

1.267 ACRES
- PROPERTY ADDRESS:

55 LOOCKERMAN PLAZA, DOVER, DE 19903
- ZONING:

C2 MIXED USE COMMERCIAL & MULTIFAMILY.
- NO EXISTING WETLANDS ON SITE.
- NO EXISTING WOODLANDS ON SITE.

GENERAL LANDSCAPE NOTES

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- AREAS WITHIN THE DRIP LINE OF EXISTING TREES ARE NOT TO BE DISTURBED DURING THE CONSTRUCTION PROCESS.

LANDSCAPE PLANT SCHEDULE

SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREE - CANOPY						
	✓	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 3/4" - 2" Cal., B&B	10
TOTAL						10
EVERGREEN TREE-CANOPY						
	✓	IO	ILEX OPACA	AMERICAN HOLLY	5'-6' HT., B&B	6
TOTAL						6

LANDSCAPE ARCHITECT'S STATEMENT

I, TIMOTHY M. METZNER, HEREBY STATE 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 MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE _____ DATE _____
REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER, RLA
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963