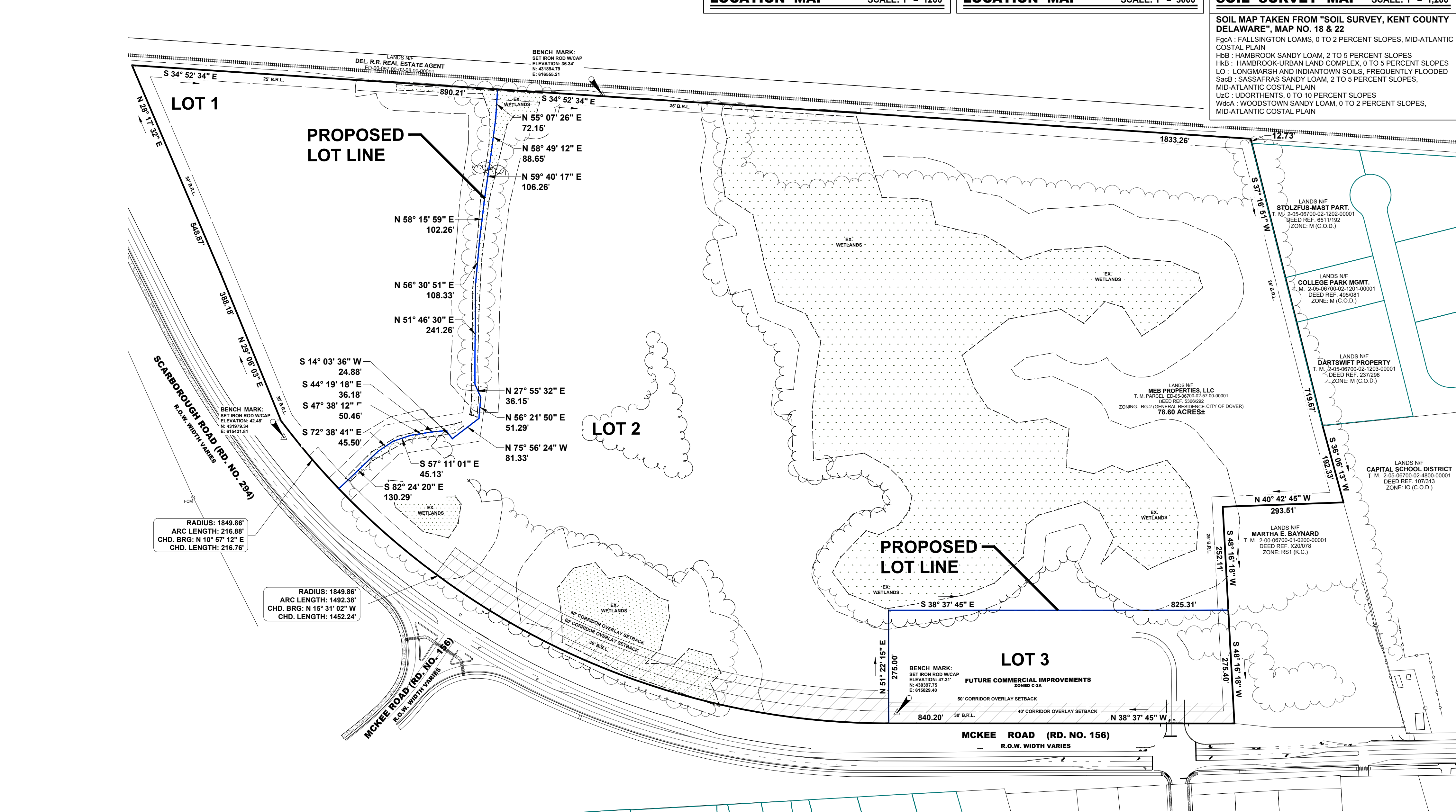


SITE DATA	
1. OWNER OF RECORD:	MCKEE CAP LLC 105 FOULK RD. WILMINGTON DE, 19803 (302) 429-8700
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 (302) 734-7950
3. CITY OF DOVER APP. NO.	S-21-11
4. PROPERTY ADDRESS:	1385 MCKEE ROAD DOVER, DE 19901
5. PROPERTY MAP NUMBER:	2-05-0870-00-02-57-00-0001
6. ZONING CLASSIFICATION:	RG-2: GENERAL RESIDENCE (CITY OF DOVER) COZ-1 - CORRIDOR OVERLAY ZONE
7. DEED SUMMARY:	D.R. 5366/292, D.R. 463/180
8. PLAT REFERENCE:	
9. NUMBER OF LOTS:	EXISTING: 1
10. SITE AREA:	LOT 1: 13.44 ACRES (585,534 SQFT) LOT 2: 59.90 ACRES (2,609,438 SQFT) LOT 3: 5.26 ACRES (229,267 SQFT) TOTAL PARCEL: 78.60 ACRES (3,423,916 SQFT) WOODLAND AREA: 42.5 ACRES (3,423,816 SQFT) WOODLAND TO REMAIN: 38.49 ACRES (3,423,816 SQFT) 1 TREE/3000 SQFT OF DEVELOPMENT AREA AREA OF DEVELOPMENT: 1,291,963 SQFT (29.72 ACRES) 1 / 3000 SQFT = 431 TREES ADDITIONAL REQUIREMENTS FOR RIPARIAN BUFFERS (1.94 ACRES OF AREA) 139 TREES (CANOPY AND UNDERSTORY TREES VARYING IN HEIGHT AND SIZE) 59 SHRUBS (1 GAL POTS OR BARE ROOTS) (SEE LANDSCAPE PLAN) ADDITIONAL REQUIREMENTS FOR CORRIDOR OVERLAY ZONE. EACH LOT SHALL SHALL HAVE A LANDSCAPED OPEN SPACE OF AT LEAST 25 FEET IN WIDTH. MEASURED FROM THE BACK OF CURB ALONG THE ENTIRE FRONTAGE OF THE LOT, EXCEPT AT POINTS OF SITE ACCESS. TREES SHALL BE PROVIDED ALONG THE FRONTAGE PERIMETER AT A MINIMUM RATE OF ONE TREE FOR EACH 50 LINEAR FEET OF FRONTAGE. (49 TREES REQUIRED) REQUIREMENT:
12. ACTIVE RECREATION AREA:	275 SQFT/DU 384' x 275' = 105,600 SQFT PROVIDED: +/- 12,000 SQFT CLUBHOUSE/POOL AREA +/- 38,800 SQFT ACTIVE MANICURED TURF FIELD +/- 18,570 SQFT ACTIVE CONCRETE WALKING TRAILS +/- 7,800 SQFT DOG PARK +/- 15,200 SQFT PICNIC AREAS 92,370 SQFT (13,230 SQFT DEFICIT)
13. PRESENT USE:	VACANT LAND
14. PROPOSED USE:	MULTI-FAMILY COMMUNITY
15. PROPOSED BUILDING:	BUILDING: 3-STORY, 24 UNITS, +/-10,000 S.F. (FOOTPRINT) +/- 30,000 S.F. TOTAL TYPE II-B
16. BUILDING TYPE:	EXISTING: <1% - 14,560 S.F. (0.33 ACRES) 60% MAX IMPERVIOUS ALLOWED
17. IMPERVIOUS COVERAGE:	PROPOSED 212,630 S.F. (4.88 AC.) - 4.88 AC. / 13.44 AC. = 36% IMPERVIOUS COVERAGE LOT 2: 339,560 S.F. (7.79 AC.) - 7.79 AC. / 59.9 AC. = 13% IMPERVIOUS COVERAGE 29,730 S.F. (0.68 AC.) - 0.68 AC. / 5.26 AC. = 13% IMPERVIOUS COVERAGE
18. PARKING CALCULATIONS:	APARTMENTS 2 PER DWELLING AND 1 FOR EVERY 200 SQ.FT. OFFICE SPACE AND 0.25 PER DWELLING UNIT FOR VISITOR SPACE. REQUIRED: 864 PROVIDED: 775 PARKING SPACES (WAIVER OF 96 SPACES WITH AN AREA EQUIVALENT TO 50 SPACES IF NEEDED.) SURFACE PARKING: 695 PARKING SPACES GARAGE PARKING: 80 PARKING SPACES HANDICAP PARKING SPACES: 32 LOADING BERTHS: N/A REQUIRED / BLD: 2.25 SPACES / UNIT @ 24 UNITS /BLD = 54 SPACES PROVIDED: 48 SPACES / BUILDING HANDICAP PARKING SPACES: 1 PER BUILDING REQUIRED - 4 SPACES PROVIDED.
19. BULK REQUIREMENTS: SETBACKS:	RG-2: GENERAL RESIDENCE (CITY OF DOVER) FRONT YARD: 30' SIDE YARD: 25' (50' TOTAL BOTH SIDES) REAR YARD: 30' FUTURE PERMIT SUBMISSION CITY OF DOVER CITY OF DOVER CHESAPEAKE DELAWARE ELECTRIC COOP MCKEE ROAD, MINOR ARTERIAL (K640) INVESTMENT LEVEL I PARCELS OUTSIDE OF DELDOT TRANSPORTATION IMPROVEMENT DISTRICTS 611-040-106 CITY OF DOVER LATITUDE: N89° 04' 51.39" WRS80 - NAD83 (2011) LONGITUDE W75° 30' 15.69" WRS80 - NAD83 (2011) NGS MONUMENTS/NAV D - E35 VERTICAL: NAD 83 (2011) - CORS HORIZONTAL: LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE TYPE: GROUND 4 FOUND / 3 SET SUBURBAN SURVEY 2.67 ACRES 38.49 ACRES SLOPES VARY BETWEEN 1-5% ACROSS THE SITE. 2 DUMPSTERS FOR FIRST 48 UNITS THEN 1 PER 24 REQUIRED :2 FOR FIRST 48 UNITS: 384 - 48 = 336 UNITS / 24 = 14 DUMPSTERS PROVIDED : 16 DUMPSTERS
20. SIGNAGE:	
21. SOURCE OF WATER:	
22. SOURCE OF SEWER:	
23. SOURCE OF GAS:	
24. SOURCE OF ELECTRIC:	
25. ROAD CLASSIFICATION:	
26. STATE STRATEGY LEVEL:	
27. DELDOT TID:	
28. DELDOT PROJECT ID No.:	
29. LAND USE JURISDICTION:	
30. PROPERTY LOCATION:	
31. SURVEY DATUM:	
32. SURVEY UNIT:	
33. MONUMENTATION:	
34. SURVEY CLASSIFICATION:	
35. STORMWATER MANAGEMENT AREA:	
36. TOTAL WOODLAND PRES. AREA	
37. PERCENT SLOPE	
38. DUMPSTER REQUIREMENTS :	

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C-002	COVER SHEET & GENERAL NOTES
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C-300	OVERALL UTILITIES PLAN
C-301 - C-310	UTILITIES PLAN
GRADING PLANS	
C-401 - C-409	GRADING PLAN
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C-500	COVER SHEET AND GENERAL NOTES
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TRAFFIC GENERATION DIAGRAM PEAK - A.M. (P.M.) [SAT.]	
ROAD TRAFFIC DATA	
MCKEE RD. (KC-00156-F) FUNCTIONAL CLASSIFICATION - MINOR ARTERIAL POSTED SPEED LIMIT - 45 SITE ADT = 4,736 TRIPS AADT = 21,638 Trips (from 2019 Deldot Traffic Summary) 10 YEAR PROJECTED AADT: 1.16 x 21,638 = 25,100 TRIPS 10 YEAR PROJECTED AADT + SITE ADT: 29,837 TRIPS TRAFFIC PATTERN GROUP - 2 DIRECTIONAL SPLIT: 58% / 42% (FROM APPROVED SITE TIS) DESIGN HOURLY VOLUME: 9.72% * 4,736= 460 TRIPS % TRUCKS/BUSES (8.62%): .994 * 0.063 = 63 TRUCKS	
PROPOSED SITE TRIPS GENERATED	
SOURCE: APPROVED TRAFFIC IMPACT STUDY (2020) ITE: 221 - MULTIFAMILY HOUSING (MID-RISE) WEEKDAY ADT = 2,092 TRIPS (50% IN / 50% OUT)	
1 AM PEAK HR. PM PEAK HR. SAT. PEAK HR. IN OUT TOT IN OUT TOT IN OUT TOT	1 AM PEAK HR. PM PEAK HR. SAT. PEAK HR. IN OUT TOT IN OUT TOT IN OUT TOT
MULTI-FAM. H.R. 33 95 128 98 63 161 82 86 168 INTERNAL CAP. 1 1 2 30 11 41 30 12 42 EXTERNAL TRIPS 32 94 126 68 52 120 52 74 126 PASS-BY TRIPS 0 0 0 0 0 0 0 0 0 PRIMARY TRIPS 32 94 126 68 52 120 52 74 126	SHOPPING CNTR. 103 64 167 107 116 223 124 116 239 INTERNAL CAP. 1 1 2 11 30 41 12 30 42 EXTERNAL TRIPS 102 63 165 96 86 182 112 85 197 PASS-BY TRIPS 0 0 0 33 29 62 28 22 51 PRIMARY TRIPS 102 63 165 63 57 120 83 63 146
PROPOSED SITE TRIPS GENERATED	
SOURCE: APPROVED TRAFFIC IMPACT STUDY (2020) ITE: 820 - RETAIL SHOPPING CENTER (30,000 SQFT) WEEKDAY ADT = 2,644 TRIPS (50% IN / 50% OUT)	
1 AM PEAK HR. PM PEAK HR. SAT. PEAK HR. IN OUT TOT IN OUT TOT IN OUT TOT	1 AM PEAK HR. PM PEAK HR. SAT. PEAK HR. IN OUT TOT IN OUT TOT IN OUT TOT
SHOPPING CNTR. 103 64 167 107 116 223 124 116 239 INTERNAL CAP. 1 1 2 11 30 41 12 30 42 EXTERNAL TRIPS 102 63 165 96 86 182 112 85 197 PASS-BY TRIPS 0 0 0 33 29 62 28 22 51 PRIMARY TRIPS 102 63 165 63 57 120 83 63 146	32% EX. TO N: 423 ADT 20 AM PK (28 PM PK) [27 SAT PK] 68% EX. TO S: 899 ADT 43 AM PK (58 PM PK) [58 SAT PK] 32% ENTER FROM N: 423 ADT 33 AM PK (31 PM PK) [36 SAT PK] 65% ENTER FROM S: 899 ADT 69 AM PK (65 PM PK) [76 SAT PK]



WETLAND CERTIFICATION	
A WETLANDS SURVEY FOR THE MCKEE PROPERTY, DATED OCTOBER, 2018 HAS BEEN EXAMINED BY WATERSHED ECO LLC, FOR THE PRESENCE OF SUBAQUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES 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.	
JAMES C. MCCULLEY, IV, PWS	DATE
ENGINEERS CERTIFICATION	
I, J. MICHAEL RIEMANN, 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.	
J. MICHAEL RIEMANN	P.E. NO. 13772 DATE
OWNERS CERTIFICATION	
I, THE UNDERSIGNED CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN LAND DISTURBANCES WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT. AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE KENT CONSERVATION DISTRICT THE RIGHT TO CONDUCT ONSITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.	
WILLIAM J. KRAPF, CHIEF DEVELOPMENT OFFICER	DATE



ARCHITECTURE
ENGINEERING

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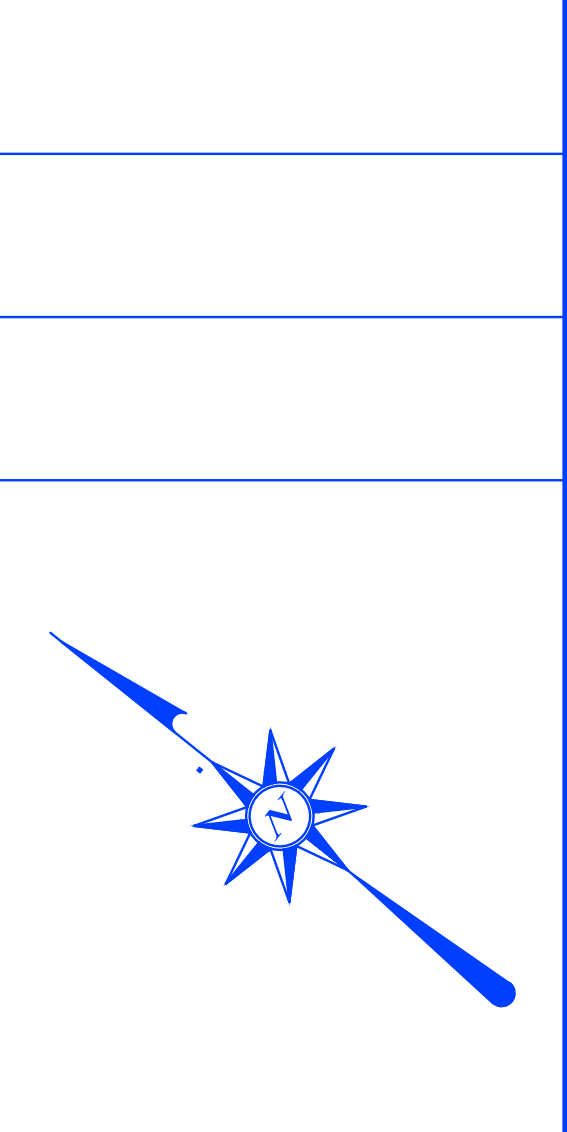
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312 West Main St. Suite 300
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Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com



PROJECT TITLE

**MCKEE ROAD
APARTMENTS
(S-21-11)**

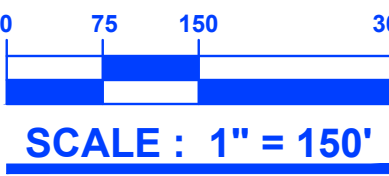
MCKEE ROAD
CITY OF DOVER
KENT COUNTY, DE

ISSUE BLOCK

10.	01-23-24	UPDATED DUMPSTER LAYOUT
9.	7-18-23	UPDATED PER DNREC COMMENTS ISSUED ON 08-28-2023
8.	6-18-23	UPDATED PER NCD COMMENTS ISSUED ON 05-25-2023
7.	6-18-23	UPDATED PER CDD PLANNING COMMENTS ISSUED ON 05-17-2023
6.	5-26-23	UPDATED PER DELDOTS COMMENTS ISSUED ON 05-25-2023
5.	5-22-23	UPDATED PER C.O.D. PUBLIC WORKS COMMENTS ISSUED ON 05-17-2023
4.	4-27-23	UPDATED PER C.O.D. PLANNING COMMENTS ISSUED ON 03-24-2023
3.	4-27-23	UPDATED PER C.O.D. PLANNING COMMENTS ISSUED ON 03-24-2023
2.	4-13-23	UPDATED PER DELDOTS COMMENTS ISSUED ON 03-20-2023
1.	2-23-23	UPDATED PER DELDOTS COMMENTS ISSUED ON 01-13-2022

SHEET TITLE

MINOR SUBDIVISION



ISSUE BLOCK	PROJECT NO.:	2018217.00
DATE:	02-07-2025	
SCALE:	1" = 150'	
DRAWN BY:	A.C.F. / PROJ. MGR.: J.N.S.	
SHEET		
MINOR		
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