

DOVER INDUSTRIAL PHASE 2 CONCEPT PLAN

PLAN DATA		
1	TAX MAP ID	2-05-07716-02-0500-00001
2	DEED / PLAT REFERENCE	DB 13202 PG.201 / PB 149 PG.22
3	ADDRESS	350 LAFFERTY LANE DOVER, DE 19901
4	LOCATION	PROJECT SITE ENTRANCE IS LOCATED 1568'+/- WEST OF THE INTERSECTION OF LAFFERTY LANE AND HORSEPOUND RD IN DOVER, DE.
5	SITE LATITUDE: SITE LONGITUDE:	N: 39.149638° W: -75.492169°
6	SITE BENCHMARK	CONCRETE MONUMENT FOUND SOUTHEAST CORNER OF BOUNDARY AT ROW AS SHOWN ELEV=20.01 (DATUM NAVD88)
7	EXISTING PARCEL AREA (LOT 1)	860,637.99 SQ.FT / 19.74 ± ACRES
8	PHASE 2 LIMIT OF DISTURBANCE	8.65 ± AC
9	EXISTING/PROPOSED ZONING	M (MANUFACTURING ZONE) CITY OF DOVER AEOZ: ACCIDENT POTENTIAL ZONES I & II NOISE ZONE A (225 SF)
10	PROPOSED SETBACKS	FRONT: 40' SIDE YARD: 20' REAR YARD: 20' SIDE OR REAR ADJ. RESIDENTIAL: 50'
11	PRESENT LAND USE:	VACANT LOT (AGRICULTURAL AND WOODLAND)
12	PROPOSED LAND USE	INDUSTRIAL WAREHOUSE
13	FEMA FLOOD ZONE	PANEL # 10001C0188J (PANEL 188 OF 435), DATED 7/7/2014, AS BEING IN FLOOD ZONES "X", AREA OF MINIMAL FLOOD HAZARD.
14	PROPOSED SEWER	PUBLIC WORKS WASTEWATER DIVISION
15	PROPOSED WATER	PUBLIC WORKS WATER DIVISION

CONTACT DATA	
1	OWNER/ DEVELOPER DOVER INDUSTRIAL, LLC 34752 DELAWARE AVE, UNIT 6 FRANKFORD, DE 19945 ATTN: TRAVIS MARTIN 302-245-9323 tmartin@coastaltradesupply.com
2	DESIGNER PLITKO ENGINEERING, L.L.C. 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 rplitko@plitko.com
3	DELDOT SUBDIVISION BRANCH - 302-760-2260
4	KENT CONSERVATION DISTRICT - 302-741-2600

OUTLINE OF AGREEMENTS		
1	1/23/2025	STORMWATER AGREEMENT WITH ADJACENT PARCEL OWNER DEVRECO, LLC
1	3/19/2025	SHARED ENTRANCE AGREEMENT WITH ADJACENT PARCEL OWNER DEVRECO, LLC

PROJECT NOTES	
1.	TOPOGRAPHIC SURVEY: A. FIELD GENERATED TOPO BY PLITKO L.L.C. IN NOVEMBER 2024. B. SITE BENCHMARK IS A CONCRETE MONUMENT FOUND AT THE EASTERN PROPERTY CORNER ALONG LAFFERTY LANE, AS SHOWN ON PLAN: ELEVATION: 20.01' NAVD 88.
2.	BOUNDARY SURVEY PERFORMED BY PARKER AND ASSOCIATES PER RECORD PLAN IN PLOT BOOK PAGE 149-22, DATED DECEMBER 8, 2022. SITE BOUNDARY BASED ON DEED OF RECORD FOR SUBJECT AND ADJACENT PARCELS.
3.	EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE CITY, OWNER, AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK. THE PROVISION OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE CITY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
4.	THE CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE BUILDING CONSTRUCTION, PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.
5.	CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES SLATED TO REMAIN DURING CONSTRUCTION ACTIVITIES. DAMAGE TO TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
6.	DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
7.	NON-TIDAL WETLANDS ARE PRESENT ON THE SITE AS SHOWN.
8.	USGS QUAD MAP SHOW THAT THERE ARE NO BLUE LINE STREAMS ON THIS SITE.
9.	DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE KENT CONSERVATION DISTRICT CODE.
10.	ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE OWNER.
11.	ALL SIGNS SHALL BE INSTALLED ON BREAKAWAY POSTS.
12.	THE ROADS, PARKING, AND OTHER PAVED OR STONE AREAS WILL BE PRIVATELY MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.

DOVER INDUSTRIAL

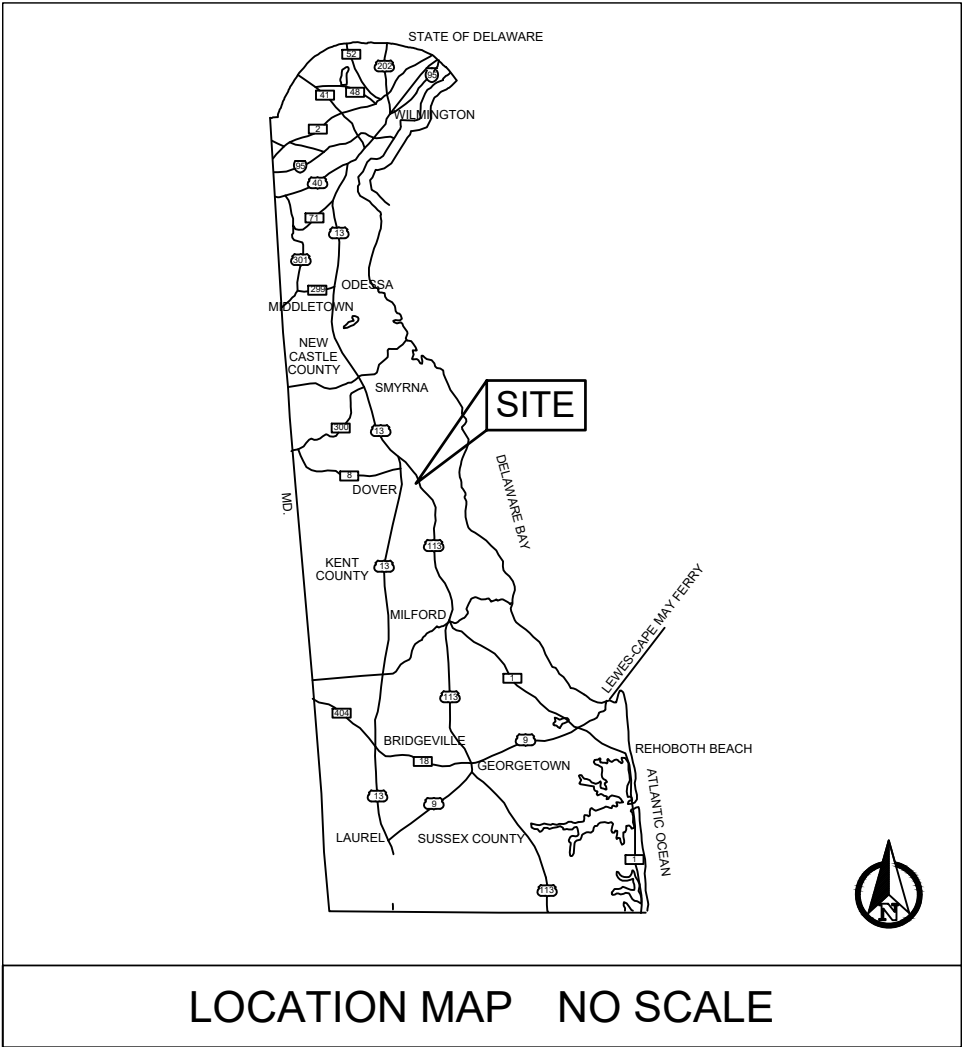
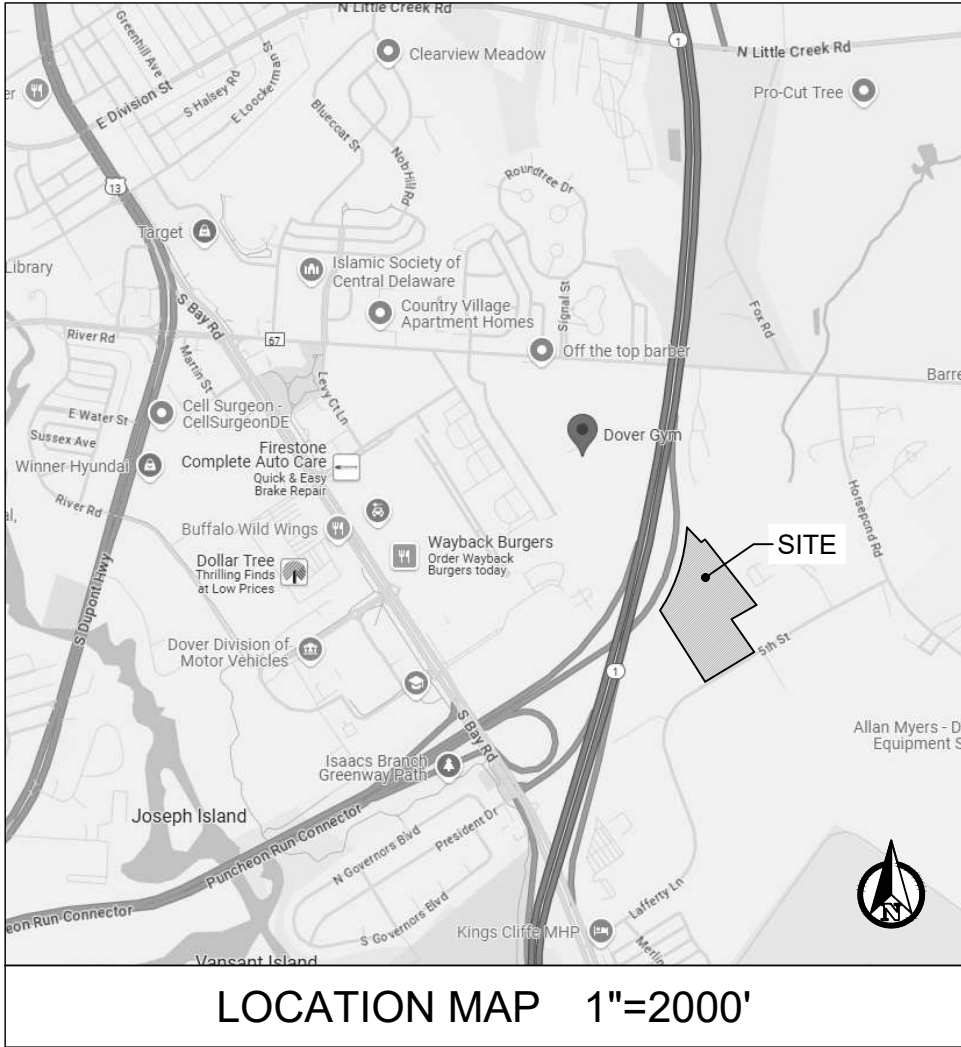
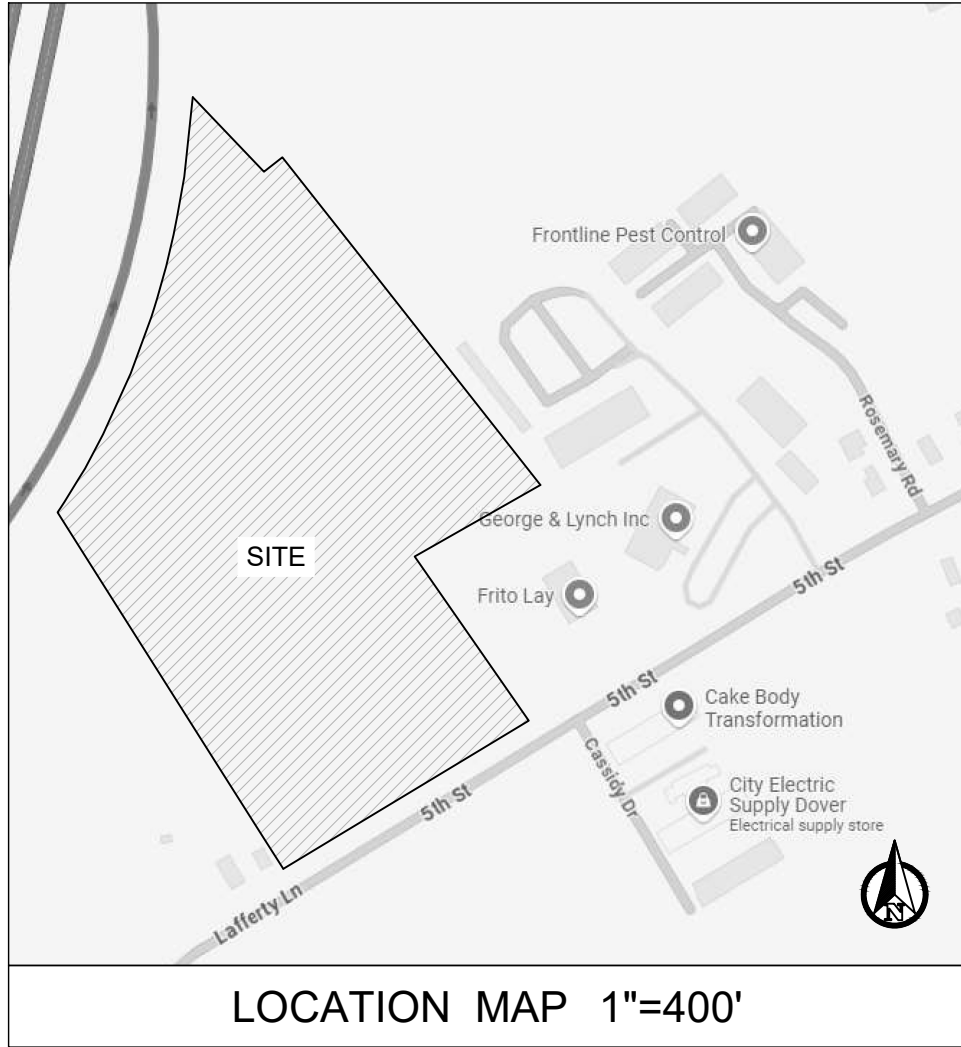
PHASE 2 CONCEPT PLAN

350 LAFFERTY LANE

LITTLE CREEK WATERSHED, EAST DOVER HUNDRED

CITY OF DOVER, DELAWARE

T.M. # 2-05-07716-02-0500-00001



SHEET INDEX	
SHEET #	DESCRIPTION
G100	COVER SHEET AND GENERAL NOTES
C101	EXISTING CONDITIONS PLAN
C102	PHASING KEY PLAN
C103	PHASE 2 SITE PLAN
L101	PHASE 2 LANDSCAPE & LIGHTING PLAN
L102	LANDSCAPE MITIGATION PLAN

PLAN PURPOSE	
THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS, ACCESS ROAD AND PARKING AREA FOR A PROPOSED WAREHOUSE COMPLEX WITH ASSOCIATED STORMWATER MANAGEMENT.	

EXISTING CONDITIONS LEGEND	
---	EXISTING PROPERTY LINES
---	EXISTING RIGHT OF WAY
---	ADJOINING PROPERTY LINES
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
--- 404 ---	EXISTING NON-TIDAL WETLANDS LINE
---	EXISTING 30' WETLANDS BUFFER LINE
PE	EXISTING DELDOT PERMANENT EASMENT
---	EXISTING EASEMENT
BSL	BUILDING SETBACK LINE
---	EXISTING AIRPORT HAZARD ZONE LINE
---	EXISTING NOISE ZONE LINE
---	EXISTING BOTTOM OF DITCH
---	EXISTING TOP OF BANK
SD SD	EXISTING STORM CULVERT
EX.SS	EXISTING SANITARY SEWER PIPE
EX.W	EXISTING WATERLINE
⊙	EXISTING SANITARY SEWER MH
⊙	EXISTING SANITARY SEWER CLEANOUT
⊙	EXISTING HYDRANT
⊙	EXISTING UTILITY POLE
⊙	EXISTING GAS VALVE
⊙	EXISTING LIGHT POLE
⊙	EXISTING STREET SIGN
CMF	CONCRETE MONUMENT FOUND
●	IRON PIN FOUND
△ TP-#	BOUNDARY POINT
---	SOIL BORING LOCATION
---	EXISTING PAVEMENT
---	EXISTING CONCRETE
---	EXISTING RIPRAP
---	EXISTING CROSS ACCESS EASEMENT
---	EXISTING STORMWATER EASEMENT
---	EXISTING NON-TIDAL WETLANDS AREA
MuA	SOIL MAP UNIT SYMBOL
---	SOIL BOUNDARY LINE
PROPOSED CONDITIONS LEGEND	
---	PROPOSED EDGE OF PAVEMENT
12	PROPOSED 1 FOOT CONTOUR
10	PROPOSED 5 FOOT CONTOUR
---	PROPOSED BUILDING
---	PROPOSED CURB
---	PROPOSED STORMWATER EASEMENT
PR.8"FW	PROPOSED DOMESTIC WATERLINE
PR.8"SS	PROPOSED FIRE WATERLINE
PR.2"FM	PROPOSED SANITARY SEWER PIPE
---	PROPOSED SANITARY FORCE MAIN
---	PROPOSED STORM PIPE
□	PROPOSED STORM SEWER INLET
⊙	PROPOSED SANITARY MANHOLE
⊙	PROPOSED PUMP STATION
⊙	PROPOSED SIGN
■	PROPOSED CONCRETE MONUMENT
---	PROPOSED TREELINE
---	PROPOSED CONCRETE
---	PROPOSED HEAVY DUTY CONCRETE
---	PROPOSED DELDOT CONCRETE

OWNER / DEVELOPER CERTIFICATION	
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY AS DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THAT THE PLAN BE DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
DOVER INDUSTRIAL, LLC 34752 DELAWARE AVE, UNIT 6 FRANKFORD, DE 19945 TMARTIN@COASTALTRADESUPPLY.COM ATTN: TRAVIS MARTIN	DATE

SITE DESIGNER CERTIFICATION	
I, ROB PLITKO, 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
ROB PLITKO P.E. LIC. NO. 14093	DATE

CITY OF DOVER APPROVAL BLOCK	

COVER SHEET & GENERAL NOTES

REVISIONS



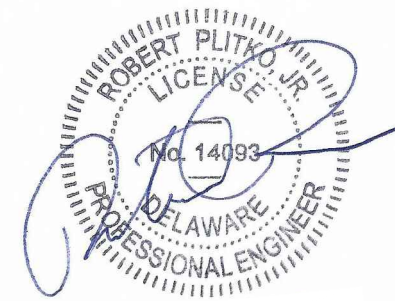
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PHASE 2 CONCEPT PLAN

DOVER INDUSTRIAL

LAFFERTY LANE

DOVER EAST DOVER HUNDRED KENT COUNTY DELAWARE

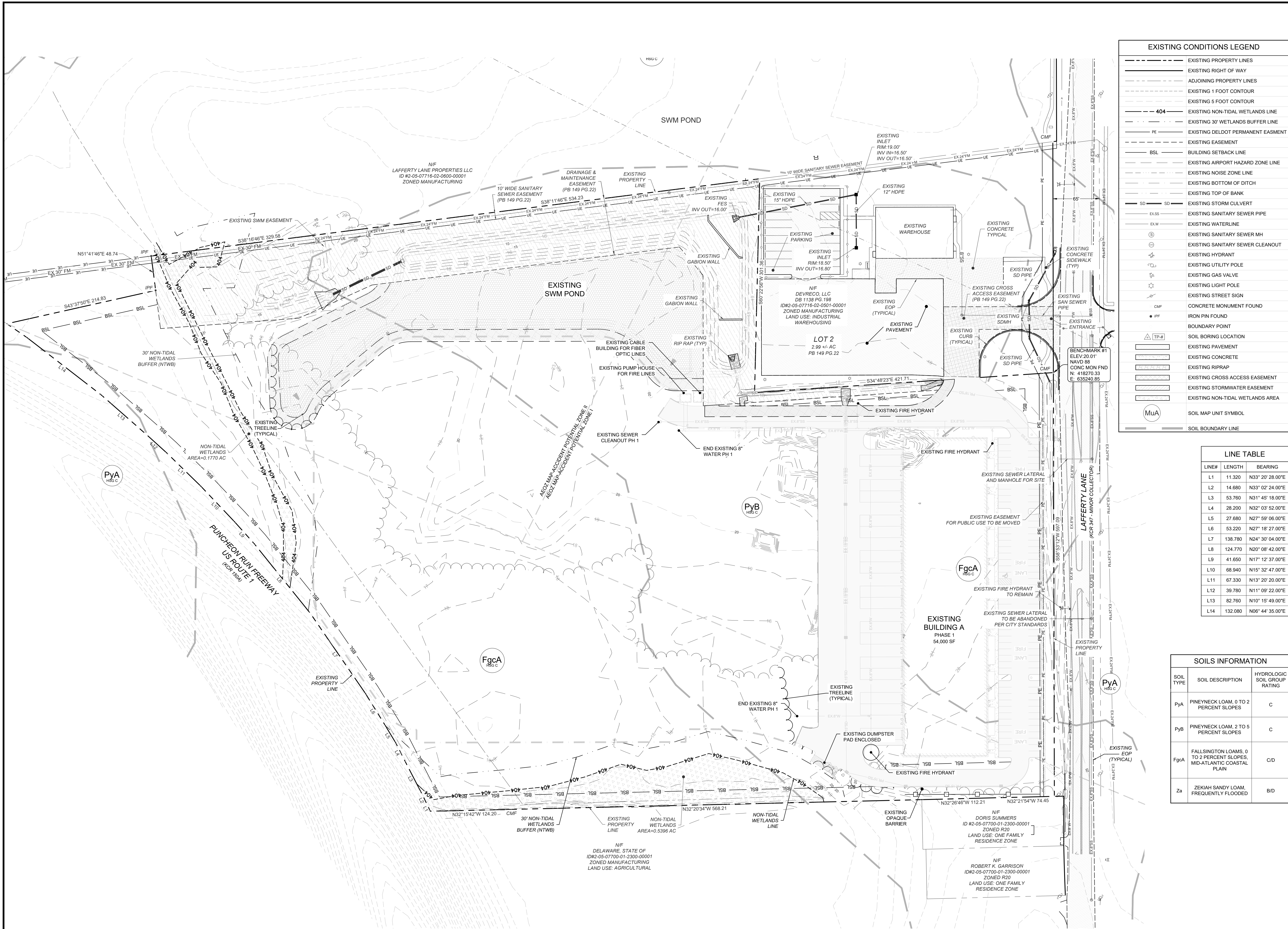


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: EAL	DATE
DRAWING:	6/06/25
REVIEW: RP	

SHEET

G100



EXISTING CONDITIONS LEGEND	
	EXISTING PROPERTY LINES
	EXISTING RIGHT OF WAY
	ADJOINING PROPERTY LINES
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING NON-TIDAL WETLANDS LINE
	EXISTING 30' WETLANDS BUFFER LINE
	EXISTING DEEDED PERMANENT EASEMENT
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	EXISTING AIRPORT HAZARD ZONE LINE
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	EXISTING STORM CULVERT
	EXISTING SANITARY SEWER PIPE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER MH
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING HYDRANT
	EXISTING UTILITY POLE
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING STREET SIGN
	CONCRETE MONUMENT FOUND
	IRON PIN FOUND
	BOUNDARY POINT
	SOIL BORING LOCATION
	EXISTING PAVEMENT
	EXISTING CONCRETE
	EXISTING RIPRAP
	EXISTING CROSS ACCESS EASEMENT
	EXISTING STORMWATER EASEMENT
	EXISTING NON-TIDAL WETLANDS AREA
	SOIL MAP UNIT SYMBOL
	SOIL BOUNDARY LINE

LINE TABLE		
LINE#	LENGTH	BEARING
L1	11.320	N33° 20' 28.00"E
L2	14.680	N33° 02' 24.00"E
L3	53.760	N31° 45' 18.00"E
L4	28.200	N32° 03' 52.00"E
L5	27.680	N27° 59' 06.00"E
L6	53.220	N27° 18' 27.00"E
L7	138.780	N24° 30' 04.00"E
L8	124.770	N20° 08' 42.00"E
L9	41.650	N17° 12' 37.00"E
L10	68.940	N15° 32' 47.00"E
L11	67.330	N13° 20' 20.00"E
L12	39.780	N11° 09' 22.00"E
L13	82.760	N10° 15' 49.00"E
L14	132.080	N06° 44' 35.00"E

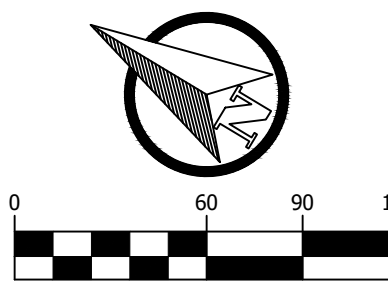
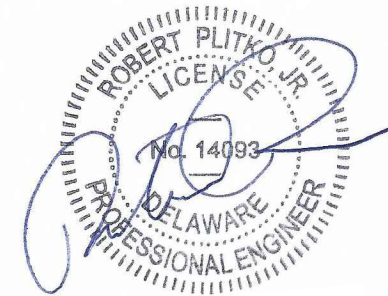
SOILS INFORMATION		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
PyA	PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES	C
PyB	PINEYNECK LOAM, 2 TO 5 PERCENT SLOPES	C
FgcA	FALLSINGTON LOAMS, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

REVISIONS



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DOVER INDUSTRIAL
LAFFERTY LANE
DOVER EAST DOVER HUNDRED KENT COUNTY DELAWARE



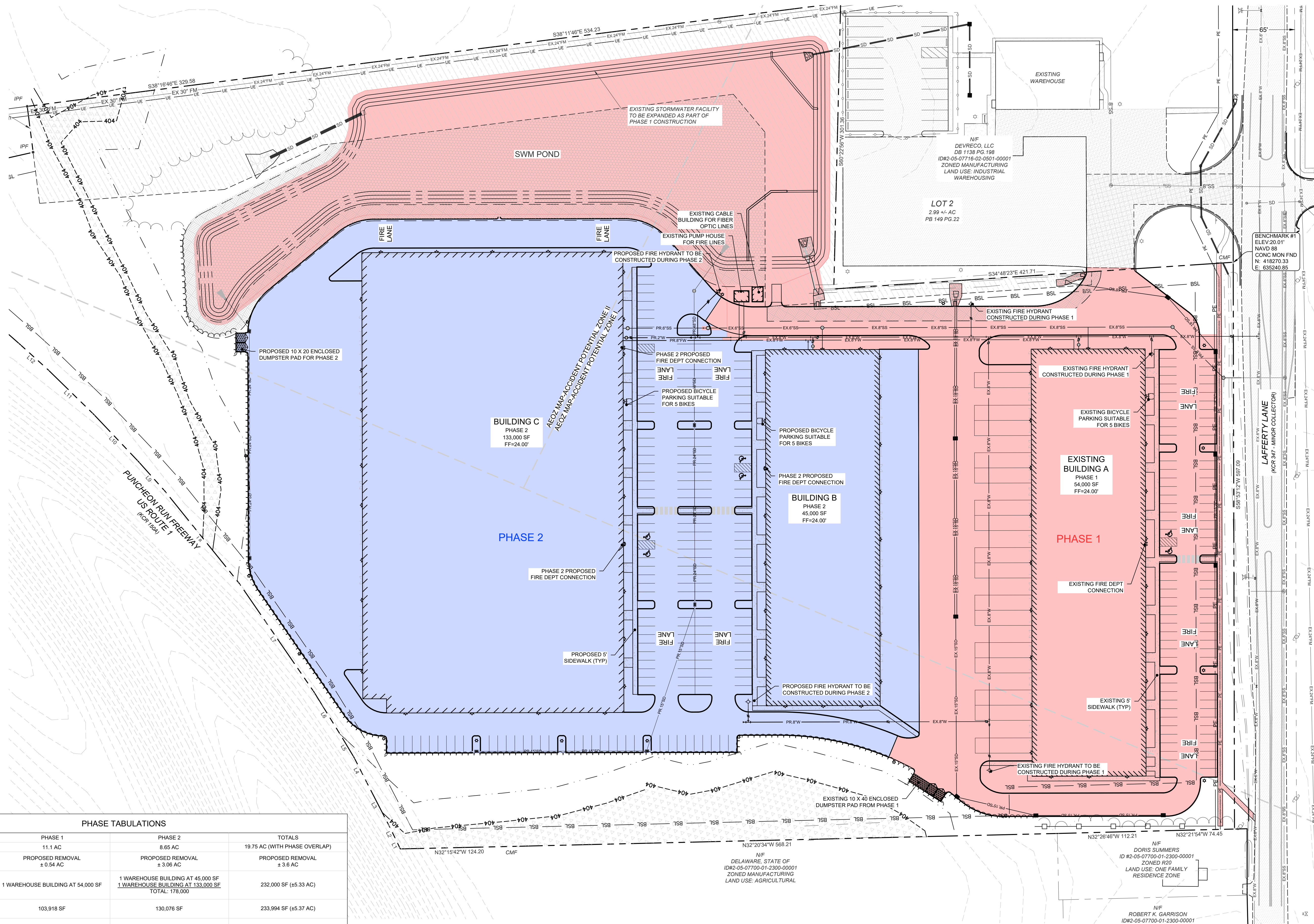
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SITE PLAN: EAL	DATE
DRAWING:	6/06/25
REVIEW: RP	
SHEET	

C101

EXISTING CONDITIONS PLAN

DOVER PHASE 2 CONCEPT PLAN.dwg



PHASE TABULATIONS			
LOD	PHASE 1	PHASE 2	TOTALS
EXISTING WOODED AREA ± 7.26 AC	PROPOSED REMOVAL ± 0.54 AC	PROPOSED REMOVAL ± 3.06 AC	19.75 AC (WITH PHASE OVERLAP) PROPOSED REMOVAL ± 3.6 AC
PROPOSED BUILDINGS	1 WAREHOUSE BUILDING AT 54,000 SF	1 WAREHOUSE BUILDING AT 45,000 SF 1 WAREHOUSE BUILDING AT 133,000 SF TOTAL: 178,000	232,000 SF (±5.33 AC)
PROPOSED PAVING	103,918 SF	130,076 SF	233,994 SF (±5.37 AC)
CONCRETE (CURB & SIDEWALK)	8,486 SF	7,805 SF	16,291 SF
PARKING REQUIREMENT 1 PER 800 SF OF FLOOR SPACE 290 REQUIRED TOTAL	54,000 / 800 67.5 REQUIRED	178,000 / 800 222.5 REQUIRED	232,000 / 800 290 REQUIRED
PARKING PROVIDED 290	93 (INCLUDING 2 ADA VAN ACCESSIBLE)	197 (INCLUDING 4 ADA VAN ACCESSIBLE)	290 (INCLUDING 6 ADA VAN ACCESSIBLE)
BIKE PARKING (1 PER 20 CARS) TOTAL PROVIDED: 15	5 PROVIDED OF 5 REQUIRED	10 PROVIDED OF 10 REQUIRED	15 PROVIDED OF 15 REQUIRED
TOTAL AMOUNT OF IMPERVIOUS AREA / LOT COVERAGE	166,404 SF	315,881 SF	482,285 SF

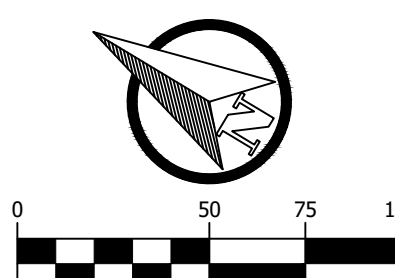
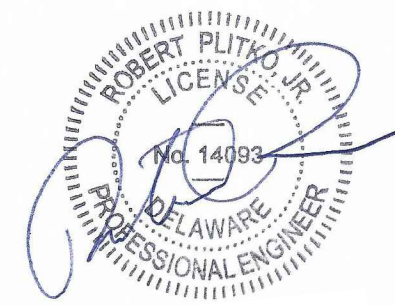
PHASING KEY PLAN

REVISIONS

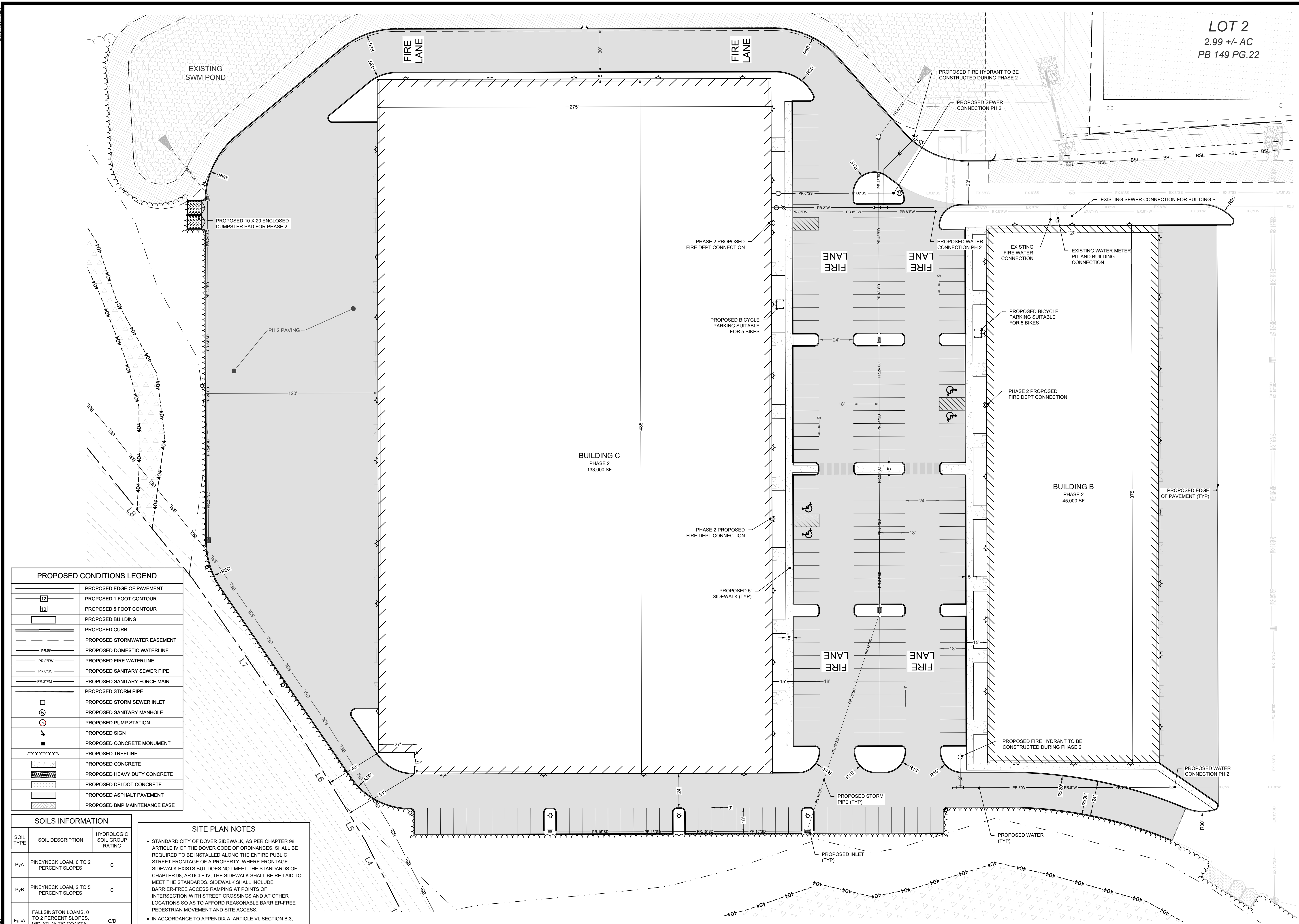


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PHASE 2 CONCEPT PLAN
DOVER INDUSTRIAL
LAFFERTY LANE
DOVER EAST DOVER HUNDRED KENT COUNTY DELAWARE



PROJECT DATUM
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PROPOSED CONDITIONS LEGEND		
	PROPOSED EDGE OF PAVEMENT	
	PROPOSED 1 FOOT CONTOUR	
	PROPOSED 5 FOOT CONTOUR	
	PROPOSED BUILDING	
	PROPOSED CURB	
	PROPOSED STORMWATER EASEMENT	
	PROPOSED DOMESTIC WATERLINE	
	PROPOSED FIRE WATERLINE	
	PROPOSED SANITARY SEWER PIPE	
	PROPOSED SANITARY FORCE MAIN	
	PROPOSED STORM PIPE	
	PROPOSED STORM SEWER INLET	
	PROPOSED SANITARY MANHOLE	
	PROPOSED PUMP STATION	
	PROPOSED SIGN	
	PROPOSED CONCRETE MONUMENT	
	PROPOSED TREELINE	
	PROPOSED CONCRETE	
	PROPOSED HEAVY DUTY CONCRETE	
	PROPOSED DELODOT CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	PROPOSED BMP MAINTENANCE EASE	

SOILS INFORMATION		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
PyA	PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES	C
PyB	PINEYNECK LOAM, 2 TO 5 PERCENT SLOPES	C
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SITE PLAN NOTES

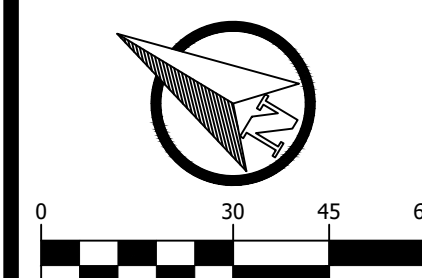
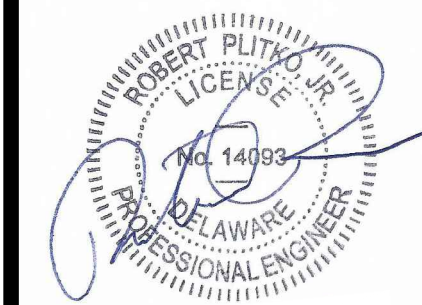
- STANDARD CITY OF DOVER SIDEWALK, AS PER CHAPTER 98, ARTICLE IV OF THE DOVER CODE OF ORDINANCES, SHALL BE REQUIRED TO BE INSTALLED ALONG THE ENTIRE PUBLIC STREET FRONTAGE OF A PROPERTY, WHERE FRONTAGE SIDEWALK EXISTS BUT DOES NOT MEET THE STANDARDS OF CHAPTER 98, ARTICLE IV. THE SIDEWALK SHALL BE RE-LAID TO MEET THE STANDARDS. SIDEWALK SHALL INCLUDE BARRIER-FREE ACCESS RAMPING AT POINTS OF INTERSECTION WITH STREET CROSSINGS AND AT OTHER LOCATIONS SO AS TO AFFORD REASONABLE BARRIER-FREE PEDESTRIAN MOVEMENT AND SITE ACCESS.
- IN ACCORDANCE TO APPENDIX A, ARTICLE VI, SECTION B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER OF AN INCH TO THE FOOT. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO AFFECT ANY PAVEMENT PREVIOUSLY LAID BY ORDER OF THE CITY COUNCIL, UNTIL IT IS TAKEN UP AND RELAID.

REVISIONS

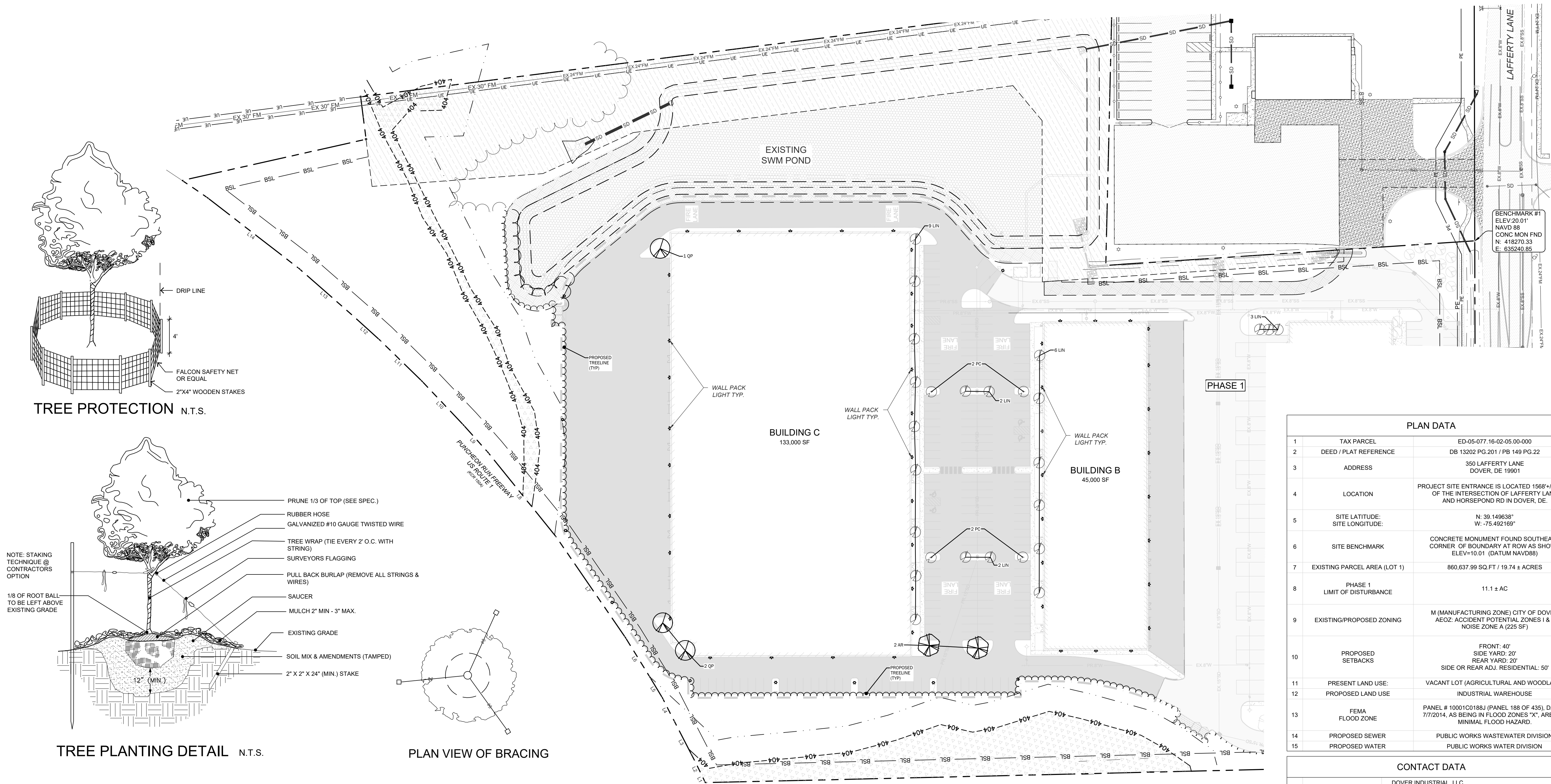


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PHASE 2 CONCEPT PLAN DOVER INDUSTRIAL LAFFERTY LANE DOVER EAST DOVER HUNDRED KENT COUNTY DELAWARE



SITE PLAN: EAL	DATE
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SHEET	C103



WETLAND SEED MIX

PERCENT OF MIX	SCIENTIFIC NAME	COMMON NAME	WETLAND INDICATOR STATUS
20	PANICUM VIRGATUM	SWITCHGRASS	FAC
5	SCIRPUS CYPERINUS	WOOLGRASS	OBL
5	CAREX VULPINOIDEA	FOX SEDGE	FACW
5	JUNCUS EFFUSUS	SOFT RUSH	OBL
5	CAREX LUPULINA	HOP SEDGE	OBL
15	AGROSTIS ALBA	REDFOP	NL
15	AGROSTIS STOLONIFERA	CREeping BENTGRASS	FACW
15	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FAC
15	CAREX VULPINOIDEA	FOX SEDGE	FACW

NOTES: - SEED MIX AT RATE 25 LBS./ACRE MIXED WITH 15 LBS. PER ACRE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) SEED AS A COMPANION TO WETLAND SEED MIX.
- WETLAND INDICATOR STATUS IS BASED UPON THE DELAWARE 2014 STATE NATIONAL WETLAND PLANT LIST, ATLANTIC AND GULF COASTAL PLAIN REGION, LAST UPDATED: APRIL 2, 2014.

PROPOSED CONDITIONS LEGEND	
	EXISTING PARCEL BOUNDARY
	EXISTING NON-TIDAL WETLANDS
	EXISTING STORMWATER EASEMENT
	PROPOSED BUILDING
	PROPOSED 30' WETLANDS BUFFER
	PROPOSED TREELINE
	PROPOSED CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STORMWATER EASEMENT
	PROPOSED LIGHT POLE
	PROPOSED WALL PACK LIGHT

PHASE 2 PLANT LIST:

TREES	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
	AR	2	Acer rubrum	Red Maple	as shown	2" cal	Heavy, full, vigorous
	LIN	22	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	as shown	6' ht.	Heavy, full, vigorous, multistemmed
	QP	3	Quercus phellos	Willow Oak	as shown	2" cal	Heavy, full, vigorous
		27	TOTAL PHASE 2 TREES PROPOSED				
		162	TOTAL PHASE 2 TREES REQUIRED				
		135	OFFSITE TREES REQUIRED				

SEE SHEET L102 FOR LANDSCAPE MITIGATION TREE-PLANTING REQUIREMENTS.

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1	TAX PARCEL	ED-05-077-16-02-05-00-000
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7	EXISTING PARCEL AREA (LOT 1)	860,637.99 SQ.FT / 19.74 ± ACRES
8	PHASE 1 LIMIT OF DISTURBANCE	11.1 ± AC
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10	PROPOSED SETBACKS	FRONT: 40' SIDE YARD: 20' REAR YARD: 20' SIDE OR REAR ADJ. RESIDENTIAL: 50'
11	PRESENT LAND USE:	VACANT LOT (AGRICULTURAL AND WOODLAND)
12	PROPOSED LAND USE	INDUSTRIAL WAREHOUSE
13	FEMA FLOOD ZONE	PANEL # 10001C0188J (PANEL 188 OF 435), DATED 7/7/2014, AS BEING IN FLOOD ZONES "X", AREA OF MINIMAL FLOOD HAZARD.
14	PROPOSED SEWER	PUBLIC WORKS WASTEWATER DIVISION
15	PROPOSED WATER	PUBLIC WORKS WATER DIVISION

LANDSCAPE NOTES

PHASE 2 DEVELOPMENT AREA OF 8.65 ACRES REQUIRES 162 TREES TO BE PLANTED. LANDSCAPE PLAN SHOWS 27 TREES PLANTED AS PART OF PHASE 2. THE REMAINING 135 TREES TO BE PLANTED OFFSITE PER THE AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF DOVER.

NO TREES ARE TO BE PLANTED WITHIN 10' OF ANY UTILITY PIPE OR STRUCTURE.

LIGHTING NOTES

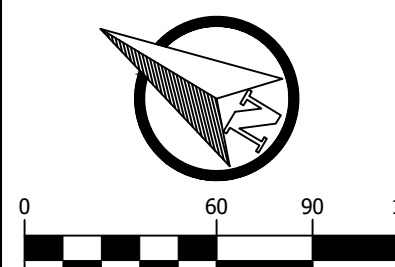
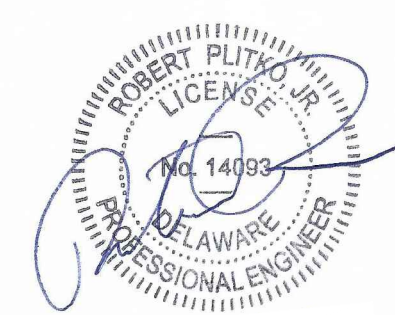
PHASE 2 FREE-STANDING LIGHTING FIXTURES TO MATCH EXISTING FIXTURES FROM PHASE 1/ ADJACENT PROPERTY. BUILDING-MOUNTED LIGHTING FIXTURES T.B.D.

PHASE 2 LANDSCAPE & LIGHTING PLAN

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PHASE 2 CONCEPT PLAN DOVER INDUSTRIAL LAFFERTY LANE DOVER EAST DOVER HUNDRED KENT COUNTY DELAWARE



GRAPHIC SCALE
1 inch = 60 feet
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: EAL
DRAWING: 6/05/25
REVIEW: RP
SHEET

L101

LANDSCAPE MITIGATION PLAN

SHEET
L102



designs, concepts, ideas and arrangements depicted on these drawings are the property of Moonlight Architecture, Inc. and are intended to be used in connection with this specific project only and shall not be used in whole or in part for any other purpose whatsoever without the written consent of Moonlight Architecture, Inc.. No copies or derivatives shall be allowed without the written consent of Moonlight Architecture, Inc.

The architectural drawings show the 'The Warehouse' building from three perspectives:

- FRONT ELEVATION:** Shows a long, low building with a grey facade and dark horizontal bands. It features five blue-painted entrance sections. Callouts include A1 A3022 (top left), B2 A3022 (top middle), and A1 A3022 (top right).
- SIDE ELEVATION (Left):** Shows the building's profile with a gabled roof. Callouts include B1 A3022 (top right) and 1-12 (roof slope).
- SIDE ELEVATION (Right):** Shows the building's profile from the opposite side. Callouts include 5 (roof slope), 6, 8, 14, 7 (right side), and 10, 15, 2, 4 (bottom right).
- REAR ELEVATION:** Shows the back of the building with a grey facade and dark horizontal bands. Callouts include 3, 15, 2, 4 (bottom right).

A2		OVERALL BUILDING EXTERIOR ELEVATIONS	
1/16" = 1'-0"		KEY	
		NOTE LEGEND	
		1. WINDOW UNIT. REFER TO FLOOR PLANS AND WINDOW TYPES FOR DETAILS. - TYP. 2. DOOR UNIT. REFER TO FLOOR PLANS AND DOOR SCHEDULE FOR DETAILS. - TYP. 3. SECTIONAL OVERHEAD DOOR UNIT. REFER TO FLOOR PLANS AND DOOR SCHEDULE FOR DETAILS. - TYP. 4. CONCRETE APRON AT DOOR. REFER TO FLOOR PLAN FOR DETAILS - TYP. 5. CONTINUOUS LOW-PROFILE RIDGE VENT AT ROOF RIDGE. - TYP. 6. GALVANIZED GALVALUM METAL ROOF PANEL SECURED TO PRE-ENGINEERED METAL BUILDING ROOF SYSTEM. - TYP. 7. 26GA MINIMUM CORRUGATED ALUMINUM ZINC ALLOY COATED STEEL WALL PANELS. - TYP. 8. METAL WRAPPED FASCIA & RAKE BOARDS TO MATCH ROOF FINISH. - TYP. 9. METAL FLASHING CLOSER STRIP AT ALL WALL PANEL TRANSITIONS. - TYP. 10. 42" HIGH METAL PIPE GUARDRAIL w/ 1-1/2" HIGH RAIL & VERTICAL POSTS AND 1" INTERMEDIATE AND LOW RAILINGS. - TYP. 11. LINE OF STRUCTURE BEYOND. - TYP. 12. EXTERIOR GRADE. REFER TO CIVIL DRAWINGS FOR DETAILS. - TYP. 13. LINE OF DEPRESSED LOADING DOCK RAMPS. REFER TO BUILDING SECTION FOR DETAILS. 14. 8" METAL BOX GUTTER - COLOR TO BE BLACK PER OWNER'S SELECTION - TYP. 15. 4" METAL CORNERS - COLOR TO MATCH WALL PANEL - TYP. 16. 40" HIGH BY 8" SCHEDULE 80 STEEL PIPE BOLLARDS EACH SIDE OF DOOR AND WALL. REFER TO FLOOR PLANS FOR DETAILS - TYP.	

SCALE:
1/32" = 1'-0"
DRAWING DATE:
2/06/2024
SHEET TITLE:
EXTERIOR ELEVATIONS

HEET #:
A201