

OLD DOVER POST
COMMERCIAL PROPERTY
EAST DOVER HUNDRED
CITY OF DOVER, KENT COUNTY, DELAWARE

DBF #2916A039
NOVEMBER 2025

CONSTRUCTION PLANS

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DATA COLUMN

1	TAX MAP ID	2-05-07705-04-5300-00001
2	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 JAMIE L. SECHLER PHONE: (302) 424-1441 EMAIL: JLS@dbdfinc.com	OWNER / DEVELOPER OLD POST LLC 91 BRENDA LANE, SUITE A CAMDEN, DE 19934 FRANK DIMONDI EMAIL: FDMONDI@MSN.COM
3	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)
4	ZONING	EXISTING C2
5	LAND USE	EXISTING POST OFFICE
6	FLOODPLAIN	PROPOSED C2
7	GROUNDWATER RECHARGE	PROPOSED MIXED USE
8	WELLHEAD PROTECTION AREA	4,560 S.F. RESTAURANT & 42 APARTMENT UNITS
9	WETLANDS	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0167H, DATED MAY 5, 2003.
10	UTILITIES	ALL OF THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.
11	CODE COMPLIANCE	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
12	AREAS	THE PROPERTY IS NOT IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.
13	PROPOSED LAND USE AREAS	WATER CITY OF DOVER
14	REQUIRED	SEWER CITY OF DOVER
15	PROPOSED	0
16	REQUIRED	62 ONSITE SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)
17	PROPOSED	29 SPACES ON AN EASEMENT WITH THE CITY OF DOVER ON ADJACENT PARCEL (INCLUDING 2 ADA ACCESSIBLE SPACES)
18	REQUIRED	91 TOTAL SPACES
19	PROPOSED	80.57%
20	REQUIRED	85.00%
21	PROPOSED	75 S.F. OF RECREATIONAL AREA PER DWELLING UNIT, 1,648 S.F. WEST ZEN GARDEN, 1,648 S.F. SECOND FLOOR GYM, 506 S.F. TOTAL RECREATIONAL AREA: 4,576 S.F.
22	REQUIRED	75 S.F. X 42 UNITS = 3,150 S.F.
23	PROPOSED	19 PROPOSED TREES
24	REQUIRED	1 TREE PER 3,000 S.F. OF NON-WOODLAND DEVELOPMENT AREA 55,191 S.F. / 3,000 S.F. = 19 TREES
25	PROPOSED	1.267 AC.
26	REQUIRED	1.021 AC. (80.57%)
27	PROPOSED	0.876 AC. (69.12%)
28	REQUIRED	0.145 AC. (11.45%)
29	PROPOSED	0.246 AC. (19.43%)
30	REQUIRED	1.267 AC. (100.00%)

LOCATION MAP
SCALE: 1"=400'

PARKING STRATEGY

NECESSARY PARKING				
UNIT TYPE	REQUIREMENT	NUMBER OF UNITS	FLOOR AREA	NUMBER OF SPACES
1 BEDROOM APARTMENT	1 SPACE	17		17
2 BEDROOM APARTMENT	2 SPACE	15		30
3 BEDROOM APARTMENT	3 SPACE	4		12
STUDIO APARTMENT	1 SPACE	6		6
SUB-TOTAL: 65 SPACES				
RESTAURANT	1 SPACE PER 4 SEATS/3 BAR STOOLS		4,560 S.F.	56
SUB-TOTAL: 56 SPACES				
TOTAL: 121 SPACES				

PROVIDED PARKING		
PARKING TYPE	USE	NUMBER OF SPACES
PROPOSED ONSITE	APARTMENTS	62
SHARED SPACES ON EXISTING EASEMENT WITH CITY OF DOVER ON ADJACENT PARCEL	APARTMENTS AND RESTAURANT	29
PUBLIC SPACES (LIBRARY LOT, INNOVATION WAY, LOCKERMAN PLAZA)	RESTAURANT	180±
TOTAL: 271± SPACES		

GENERAL NOTES:

- VERTICAL DATUM IS NAVD 88.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, TRAFFIC, SIGNAL, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE 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 DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR 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.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-282-8555 IN DE) & (1-800-441-8355 OUTSIDE OF DE) AT LEAST 48 HOURS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS IN ACCORDANCE WITH DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD), MOST RECENT VERSION. ANY PAVEMENT MARKINGS OR PAINTED LINES DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AFTER COMPLETION OF PAVEMENT RESTORATION. COST SHALL BE INCLUDED IN THE PRICES BID FOR PIPE INSTALLATION.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENT AREAS PROVIDED. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.
- FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED SIZE AND ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY, AND IS NOT GUARANTEED. ACTUAL SIZE AND ANGLE MAY VARY DUE TO FIELD CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR CHANGES RESULTING FROM SUCH CONDITIONS.
- THROUGHOUT THE PROJECT, WHERE ANY UNDERGROUND UTILITIES ARE LOCATED IN, ACROSS OR ADJACENT TO DRAINAGE DITCHES AND SWALES, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL GRADES. INSTALL EROSION CONTROL MATTING (AMERICAN GREEN SN 150) AND VEGETATE AS REQUIRED. PAYMENT OF THIS RESTORATION SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES. DAMAGED TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
- ALL ROADWAYS ARE TO BE SWEEP FREE OF SEDIMENT ON A DAILY BASIS.
- MINIMUM COVER FOR ALL WATER MAINS SHALL BE 4'-0".
- PROVIDE CONCRETE BUTTRESSES FOR ALL BENDS, TEES, AND PLUGS ON PROPOSED WATER AND FORCE MAINS, PER DETAILS. ANCHOR AND ROD ALL HYDRANTS AS REQUIRED.
- PLACE NEED VALVES NEXT TO TEES, BENDS, ETC., SUPPORT ALL VALVE BOXES ON (2) SOLID 4" CONCRETE BLOCKS.
- ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH CITY. DEPARTMENT OF WATER & WASTEWATER OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH CITY AND NOTIFY RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
- PIPELINE DETECTION TAPE SHALL BE INSTALLED CONTINUOUSLY ALONG AND DIRECTLY ABOVE ALL PROPOSED WATER, TWELVE (12) INCHES BELOW THE GROUND SURFACE.
- CONTRACTOR SHALL EXTEND WATER MAIN BELOW ANY CONFLICTS OR OBSTRUCTIONS TO PROVIDE REQUIRED CLEARANCE. COST SHALL BE INCLUDED IN THE PRICE APPLICABLE ITEMS OF THE PROPOSAL.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- ALL PROPOSED VALVE BOXES IN UNPAVED AREAS SHALL BE SET IN 3000 PSI CONCRETE PADS, 5" THICK, 7" THICK IN TRAFFIC AREAS, AT AN 18" DIA.
- PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION. UTILIZE VALVES, IF OPERABLE, FOR TEMPORARY ISOLATION. PAYMENT FOR VALVE EXCAVATION IS TO BE INCLUDED IN PRICES BID FOR WATER MAIN INSTALLATION. CITY SHALL DOCUMENT LINE SIZE, MATERIAL, AND MAIN LOCATION. CONTRACTOR IS ADVISED THAT SOME EXISTING ISOLATION VALVES MAY NOT BE FUNCTIONAL.
- PARKING SPACES RESERVED FOR USE BY THE HANDICAPPED AND RELATED ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES ENTITLED "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (REFERENCE: ANSI A117.1-1998).
- ALL EXISTING REGULATORY AND WARNING TYPE TRAFFIC SIGNS, AND ALL STREET NAME SIGNS OCCURRING WITHIN THE PROPOSED PROJECT LIMITS SHALL BE REMOVED AND IMMEDIATELY REPLACED AS DIRECTED BY THE CITY.
- CONTRACTOR SHALL GRADE, TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
DAVIS, BOWEN & FRIEDEL, INC. - (302) 424-1441
CITY OF DOVER/WATER & WASTEWATER - (302) 736-7025
CITY OF DOVER/PLANNING AND INSPECTION - (302) 736-7010
CITY OF DOVER/ELECTRIC UTILITY - (302) 736-7070
KENT CONSERVATION DISTRICT - (302) 608-5370

BENCHMARK INFORMATION

BMP#	DESCRIPTION	LOCATION	ELEVATION
1	IRON ROD W/CAP	N:422446.8983 E:626423.5746	15.08' (NAVD 88)

ADJACENT PROPERTY OWNERS

1	2-05-07705-04-5500-00001	IO ZONING	CITY OF DOVER	35 LOCKERMAN ST., DOVER, DELAWARE 19901
2	2-05-07705-04-5100-00001	IO ZONING	STATE OF DELAWARE	89 KINGS HWY., DOVER DELAWARE 19901
3	2-05-07705-04-5200-00001	IO ZONING	CENTRAL DOVER OFFICES, INC.	9 E LOCKERMAN ST., DOVER, DELAWARE 19901
4	2-05-07709-05-1300-00001	IO ZONING	STATE OF DELAWARE	121 MARTIN L KING JR BLVD., DOVER, DELAWARE 19901
5	2-05-07709-05-1200-00001	IO ZONING	STATE OF DELAWARE	60 LOCKERMAN ST., DOVER, DELAWARE 19901
6	2-05-07709-05-1100-00001	IO ZONING	STATE OF DELAWARE	401 FEDERAL ST., DOVER, DELAWARE 19901

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
MILFORD, DELAWARE
BALTIMORE, MARYLAND
410.770.1441

OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE

APPROVED
KENT COUNTY ENGINEER

COUNTY ENGINEER _____ DATE _____

OWNER/DEVELOPER 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. I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

FRANK DIMONDI
OLD POST LLC
91 BRENDA LANE SUITE A
CAMDEN, DE 19934

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

Date: APRIL, 2025

Scale: 1"=20'

Dwn By: RPK

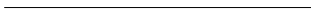
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TITLE

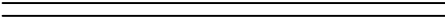
Dwg No.:

C-001

MANMADE ROADSIDE FEATURES

MANMADE ROADSIDE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BOLLARD			
CURB, TYPE 1 AND 3			
CURB OPENING WITH SIDEWALK			
FENCE – CHAINLINK OR STRANDED			
LAMP AND POST – RESIDENTIAL			
MAILBOX			
TRAFFIC SIGN AND POST			
CURB OPENING			

DRAINAGE FEATURES

DRAINAGE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
FLARED END SECTION			
DRAINAGE MANHOLE			
DRAINAGE INLET			
DIRECTIONAL FLOW ARROW			
RIPRAP			
DRAINAGE PIPE			
UNDERDRAIN			
UNDERDRAIN OUTLET			
SAFETY END SECTION			
BIOFILTRATION SWALE			
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX			
DRAINAGE PIPE HEADWALL			

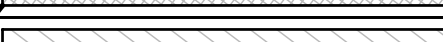
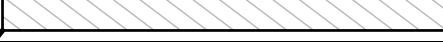
IDENTIFIERS

IDENTIFIERS	
FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	$\begin{pmatrix} A \\ C \end{pmatrix}$
ABANDON BY OTHERS	$\begin{pmatrix} A \\ C \end{pmatrix}$
ADJUST BY CONTRACTOR	$\begin{pmatrix} A \\ C \end{pmatrix}$
ADJUST BY OTHERS	$\begin{pmatrix} A \\ O \end{pmatrix}$
CONVERT TO JUNCTION BOX	$\begin{pmatrix} C \\ JB \end{pmatrix}$
CONVERT TO DRAINAGE MANHOLE	$\begin{pmatrix} C \\ MD \end{pmatrix}$
DO NOT DISTURB	$\begin{pmatrix} D \\ ND \end{pmatrix}$
PEDESTRIAN CONNECTION/TYPE	$\begin{pmatrix} P \\ C \end{pmatrix}$
PEDESTRIAN CONNECTION/TYPE WITHOUT DETECTABLE WARNING SYSTEM	$\begin{pmatrix} P \\ C - W \end{pmatrix}$
RELOCATE BY CONTRACTOR	$\begin{pmatrix} R \\ C \end{pmatrix}$
RELOCATE BY OTHERS	$\begin{pmatrix} R \\ O \end{pmatrix}$
REMOVE BY CONTRACTOR	$\begin{pmatrix} R \\ C \end{pmatrix}$
REMOVE BY OTHERS	$\begin{pmatrix} R \\ O \end{pmatrix}$

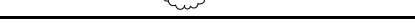
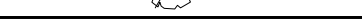
UTILITY FEATURES

UTILITY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - UNDERGROUND		
ELECTRIC MANHOLE	ⓔ	
ELECTRIC METER	EM	
ELECTRIC TRANSFORMER	□	□
GAS - UNDERGROUND		
GAS MANHOLE	ⓖ	
GAS METER	G _B M	
GAS VALVE	G _V	
RAILROAD TRACKS	⌈⌋	⌈⌋
SANITARY MAIN		
SANITARY SEWER MANHOLE	Ⓢ	○
SOIL BORING LOCATION		⊕
TELEPHONE TEST POINT	Ⓣ	
UTILITY POLE GUY WIRE ANCHOR	↔	↔
UTILITY POLE	⌘	⌘
WATER MAIN		
		⌈⌋
		⊕
		⌈⌋
		⌈⌋

PAVEMENT SECTIONS

PAVEMENT SECTIONS	
SUPER HEAVY DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
SIDEWALK	
PAVERS	
OVERLAY PAVEMENT	
RECONSTRUCTED PAVEMENT	
DRIVEWAY AND ENTRANCE PAVEMENT	

NATURAL FEATURES

NATURAL FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE – CONIFEROUS		
TREE – DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION & LABEL		
ELEVATION	44.70 ✕	21.96 •

RIGHT-OF-WAY FEATURES

RIGHT-OF-WAY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
EASEMENT		
PROPERTY LINE		
RIGHT-OF-WAY BASELINE	1+00	1+00
RIGHT-OF-WAY LINE		
TAX DITCH RIGHT OF WAY		
PERMANENT EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		

SURVEY CONTROL & MONUMENTATION

SURVEY CONTROL & MONUMENTATION		
FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		
CONCRETE MONUMENT	CMF 	
IRON PIPE FOUND	IPF 	
IRON ROD FOUND	IRF 	

MISCELLANEOUS FEATURES

MISCELLANEOUS FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
LIMIT OF DISTURBANCE		
WETLAND BOUNDARY - DELINEATED		

**DAVIS
BOWEN &
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

BAFFIN, MARYLAND
410.770.4744

MILFORD, DELAWARE
302.424.1741

SALISBURY, MARYLAND
410.543.9091

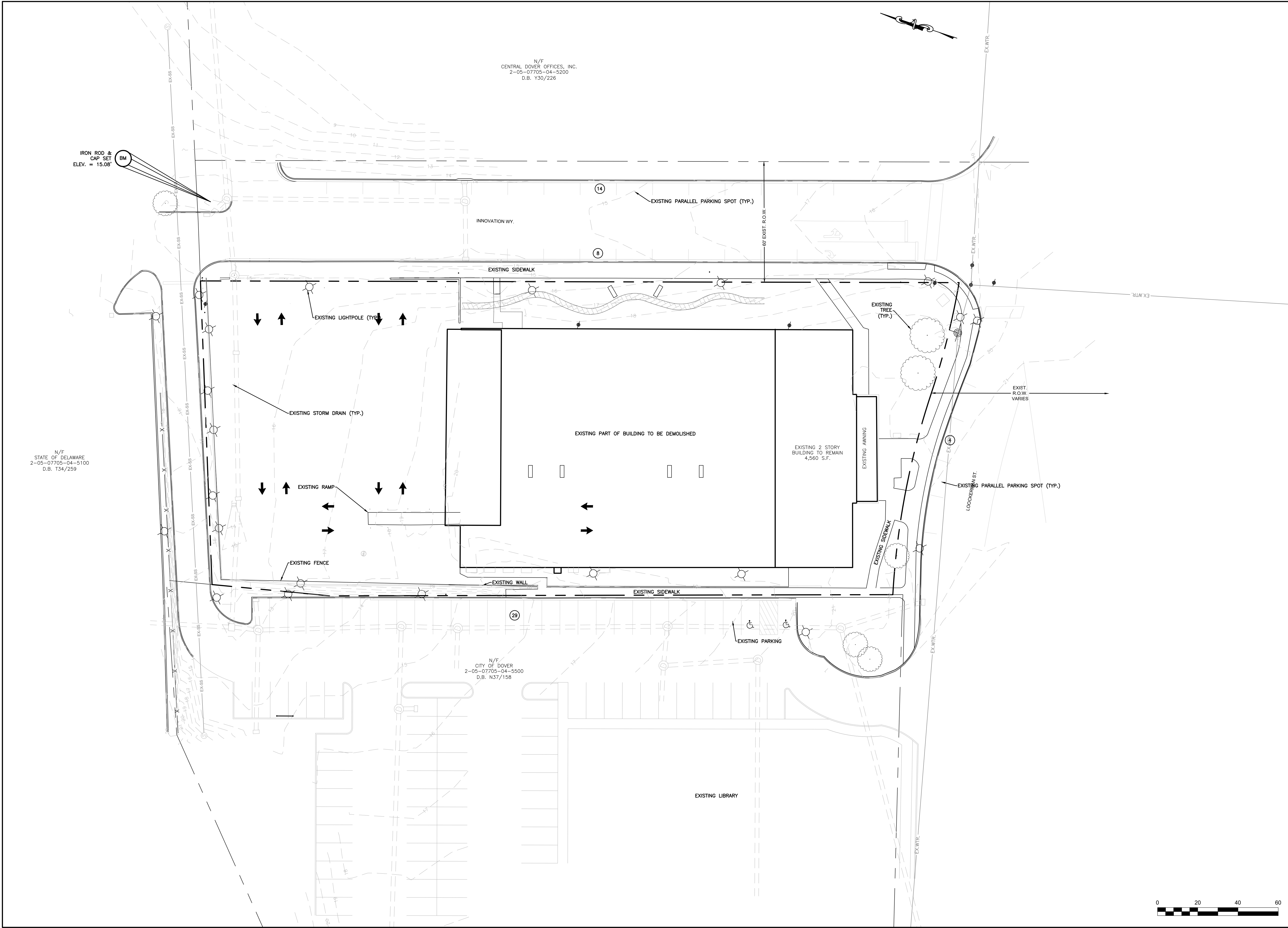
**OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE**

LEGEND

Dwg.No.:

C-002

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

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

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

OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE

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MILFORD, DELAWARE 302.421.1441

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

EXISTING
CONDITIONS

Dwg No.:

C-101

P:\lighthouse\2916A039 old dover post\design\2916A039-SITE PLAN.dwg Dec 03, 2025 - 11:26am waco

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

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

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

EXISTING PARKING EASEMENT FROM CITY OF
DOVER FOR USE OF OLD DOVER POST (NOT
SUBJECT TO PARKING TIME RESTRICTIONS)

EXISTING LIBRARY

SITE HATCH LEGEND:

EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED PAVEMENT SECTION	

SITE LEGEND:

- (A) STOP SIGN (SEE DETAIL ON SHEET C-103)
- (B) HANDICAP PARKING SPACE WITH SIGN (SEE DETAIL ON SHEET C-103)
- (C) MODIFIED 1-6 CURB (SEE DETAIL ON SHEET C-103)
- (D) DUMPSTER (SEE DETAIL ON SHEET C-103)
- (E) PROPOSED SIDEWALK
- (F) PROPOSED ADA RAMP (WITH RAILING TO MATCH PROPOSED 4" BLACK FENCE)
- (G) PROPOSED 4" TALL BLACK ALUMINUM FENCE (SEE DETAIL ON SHEET C-103)
- (H) PROPOSED GATE
- (I) PROPOSED STEPS
- (J) PROPOSED PATIO/BALCONY
- (K) PROPOSED FLAG POLE
- (L) PROPOSED LIGHT POLE (WITH COLONIAL STYLE LAMP HEAD)
- (M) EXISTING LIGHT POLE
- (N) PROPOSED PATIO
- (O) PROPOSED BIKE RACK
- (P) PROPOSED BENCH
- (Q) PROPOSED YOGA STATION

OLD DOVER POST COMMERCIAL PROPERTY CITY OF DOVER, KENT COUNTY, DELAWARE

**DAVIS
BOWEN &
FRIEDEL, INC.**
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BALTIMORE, DELAWARE
BAYTON, MARYLAND
410.770.1441
SALESMAN
410.254.7991

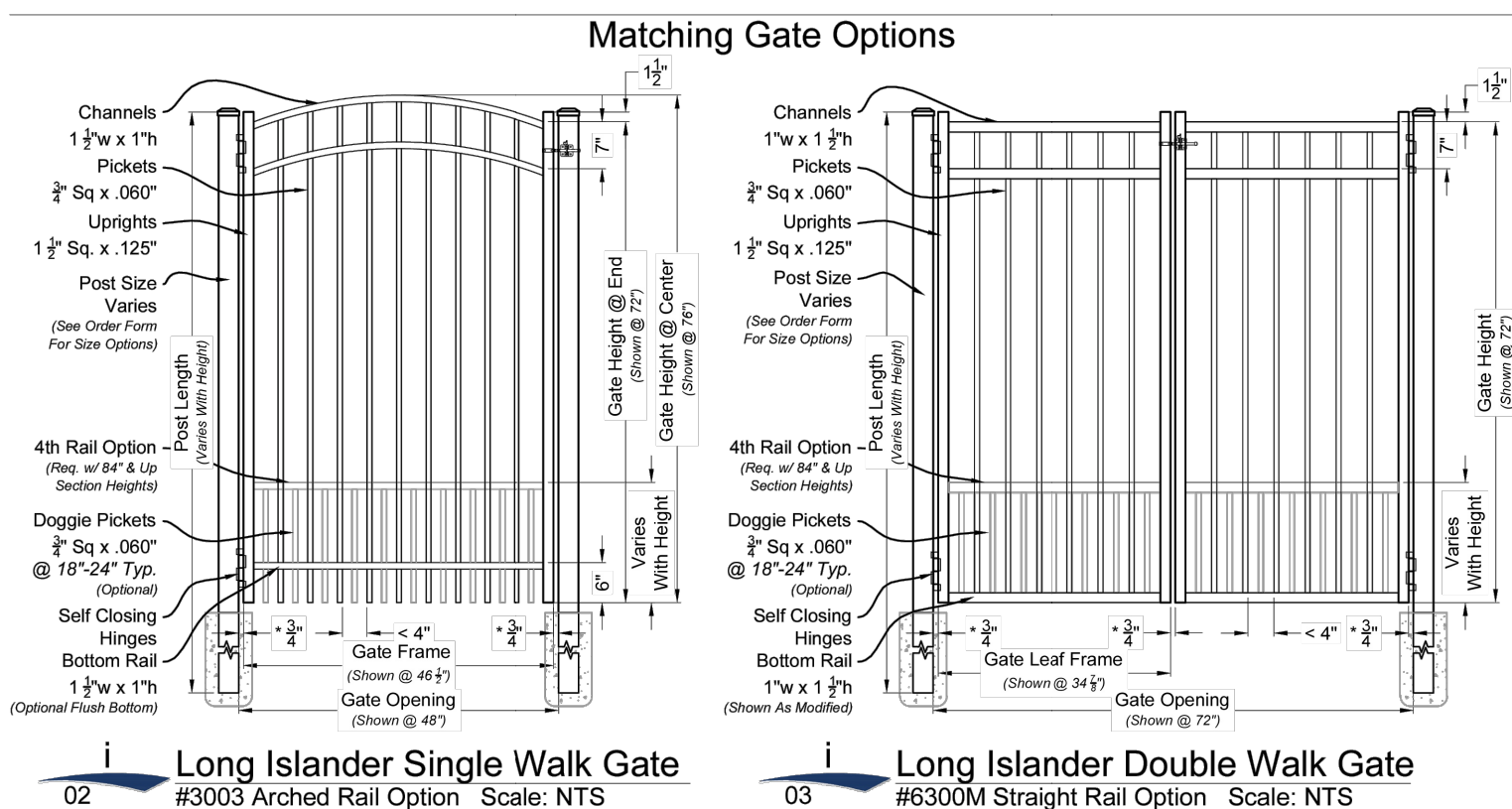
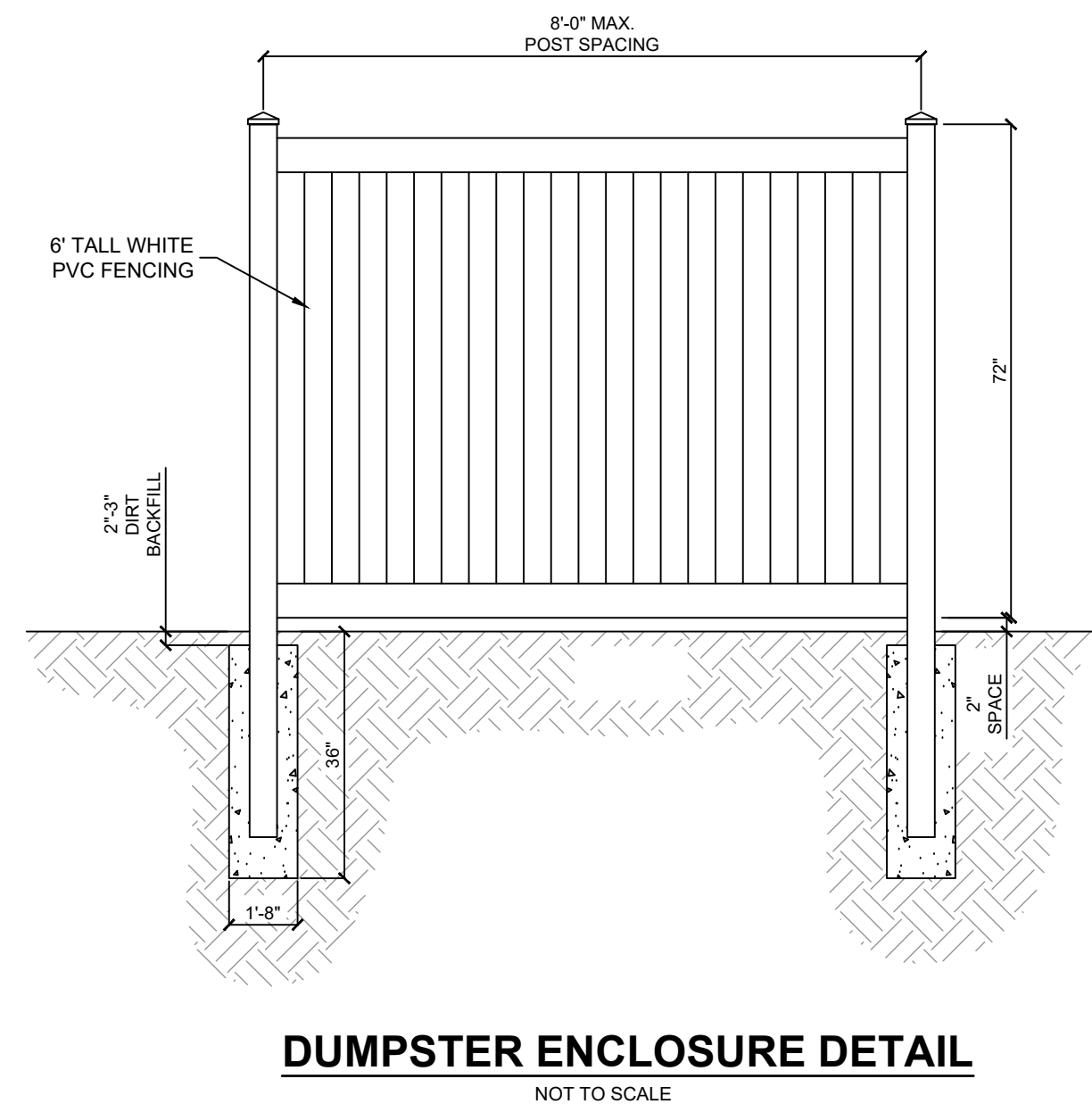
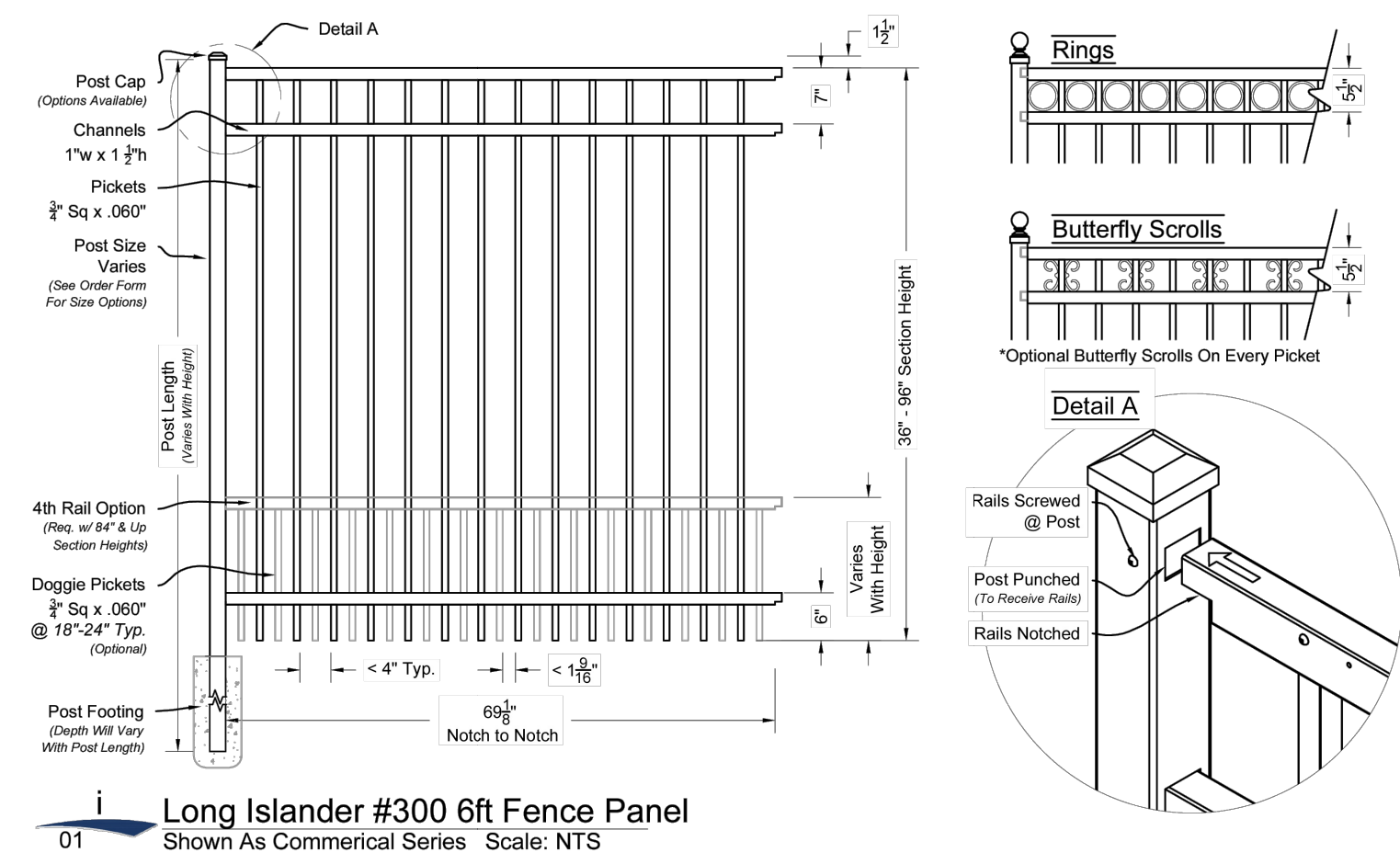
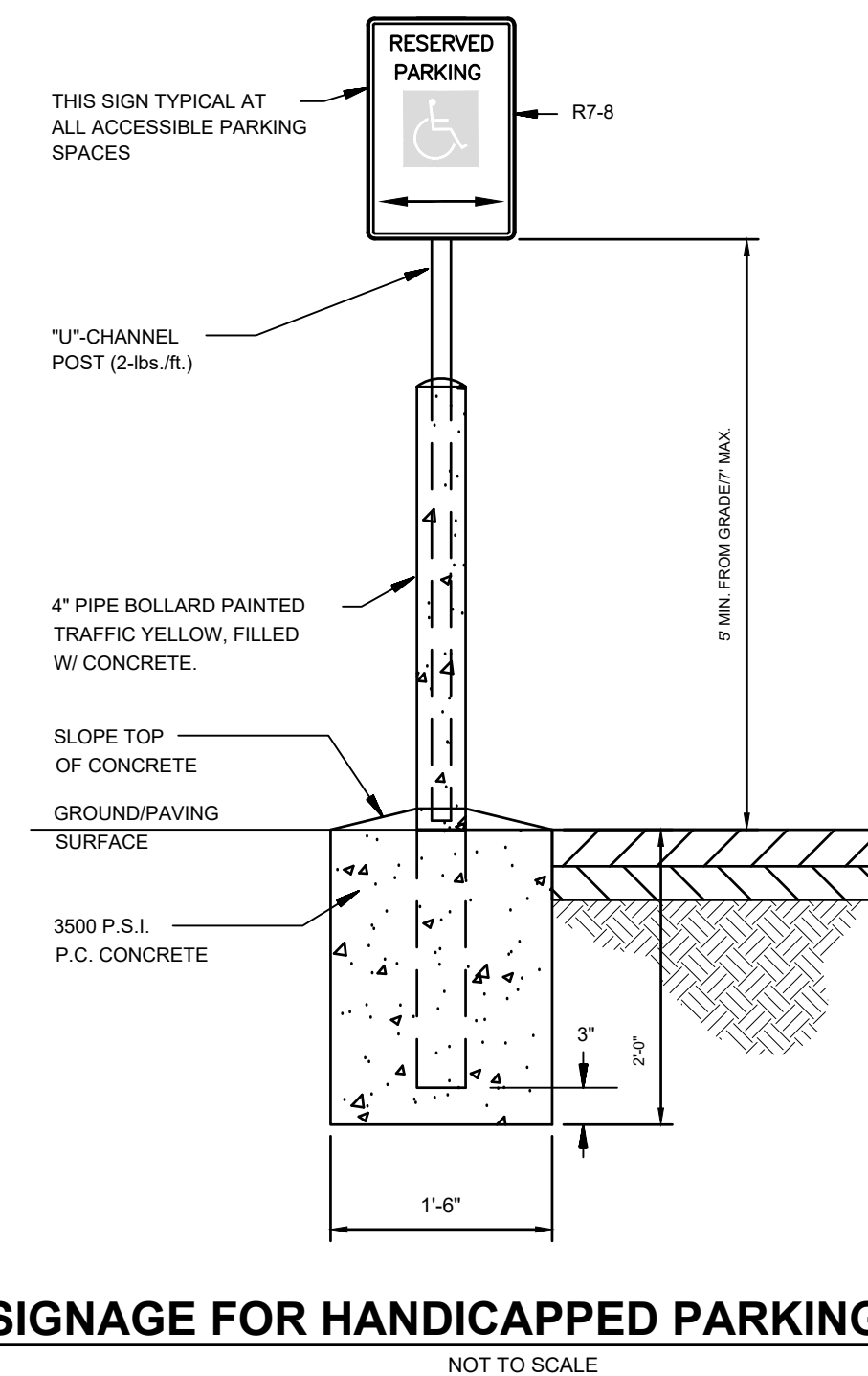
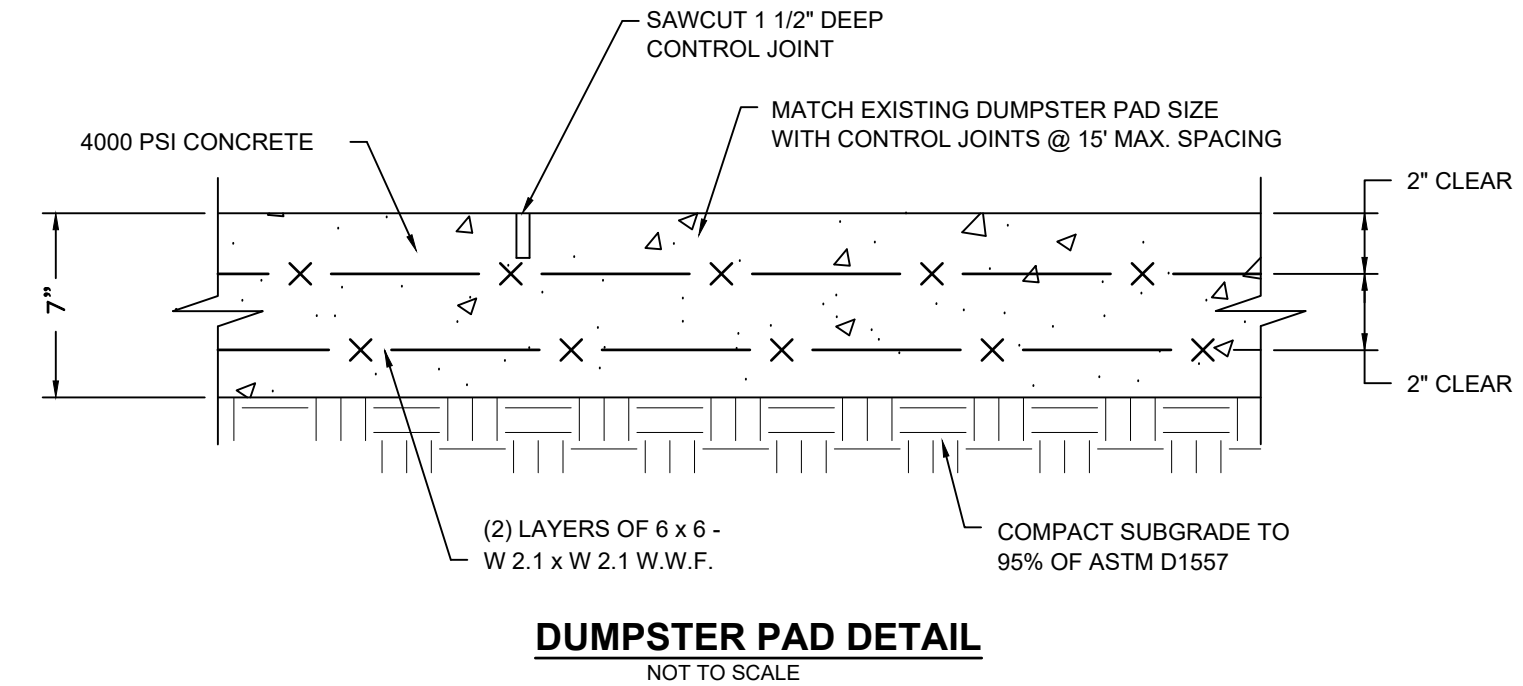
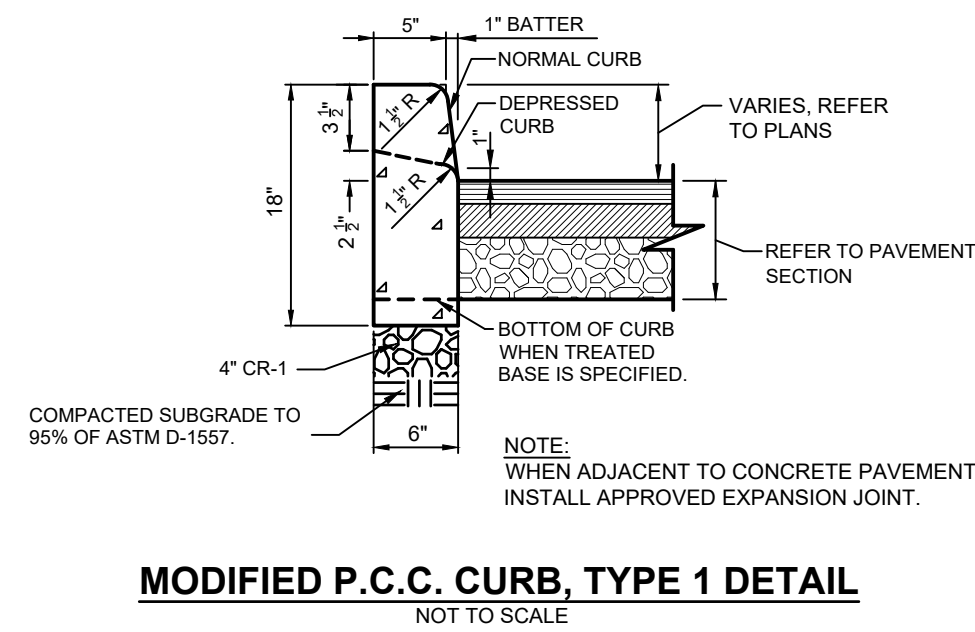
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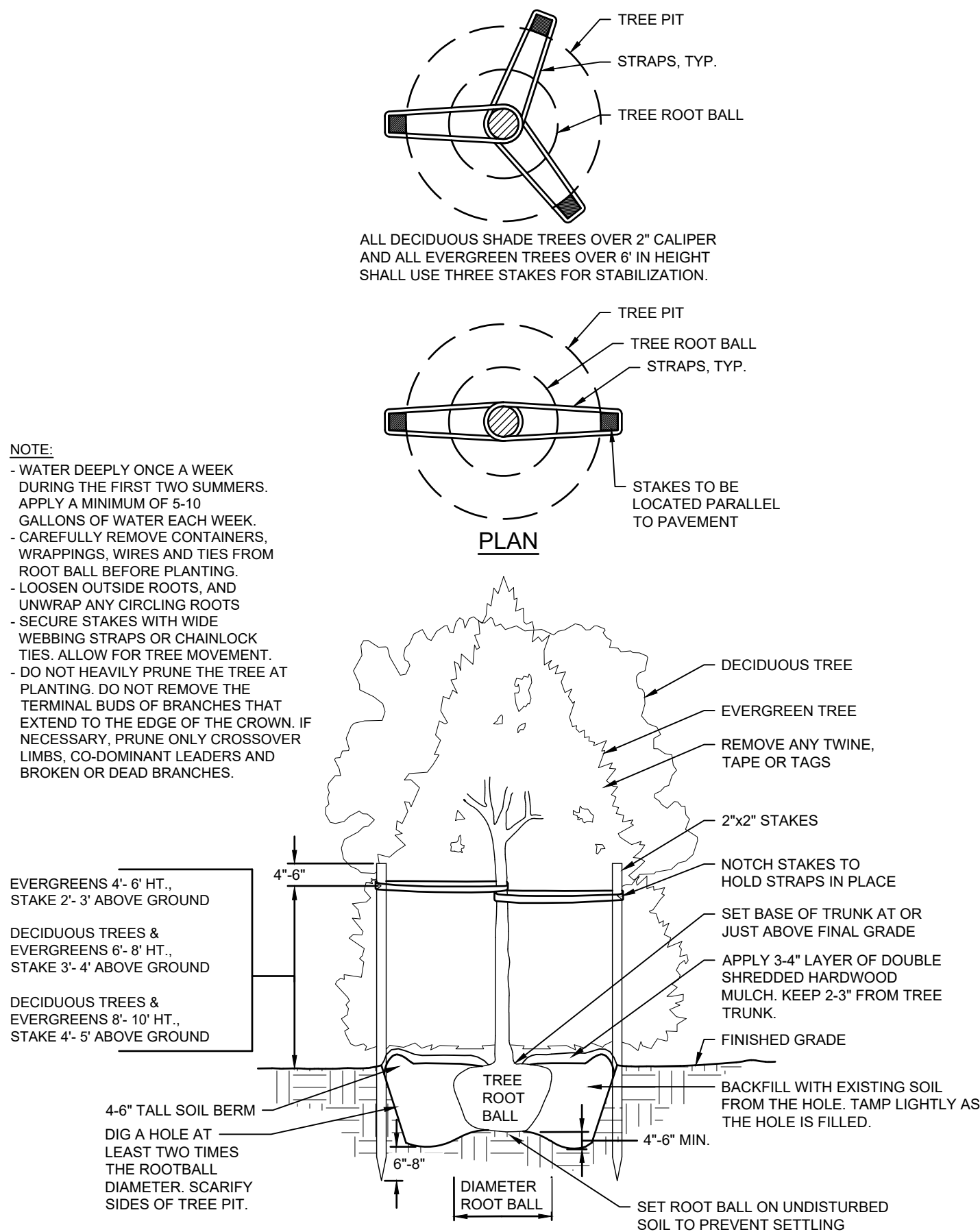
SITE PLAN

Dwg No.:

C-102







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@LHCONSTRUCTION.COM
- DESIGN PROFESSIONAL: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963
JAMIE L. SECHLER P.E.
PHONE: 302-424-1441
EMAIL: JLS@DBFING.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 8'-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 PLANTS' 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	3
	✓	CC	CERCIS canadensis	EASTERN REDBUD	1 1/2" - 2" Cal., B&B	4
		QR	QUERCUS robur 'FASTIGIATA'	COLUMNAR OAK	1 1/2"-2" Cal., B&B	12
TOTAL						19
EVERGREEN TREE-CANOPY						
		TO	THUJA occidentalis 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6'HT., B&B	30
TOTAL						30
EVERGREEN SHRUBS						
		ND	NANDINA domestica 'LEMON-LIME'	'LEMON-LIME' NANDINA	24"-36'	22
		BN	BUXUS NEWGEN FREEDOM	NEWGEN FREEDOM BOXWOOD	24"-36"., B&B	8
		RH	RHODODENDRON hybrid 'CONLES	AUTUMN EMPRES	24"-36" B&B	22
TOTAL						52
GRASSES						
		NT	NASSELLA tenuisima	MEXICANA FEATHER GRASS	#1 CONT., 18" O.C.	12
TOTAL						12

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

DAVIS
BOWEN &
FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE 19963
BALTIMORE, MARYLAND 410.770.1441

OLD DOVER POST
COMMERCIAL PROPERTY
CITY OF DOVER, KENT COUNTY, DELAWARE

Date: NOVEMBER 2025
Scale: AS NOTED
Dwn By: CAW
Proj No.: 2916A039

LANDSCAPE
DETAILS

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L-102