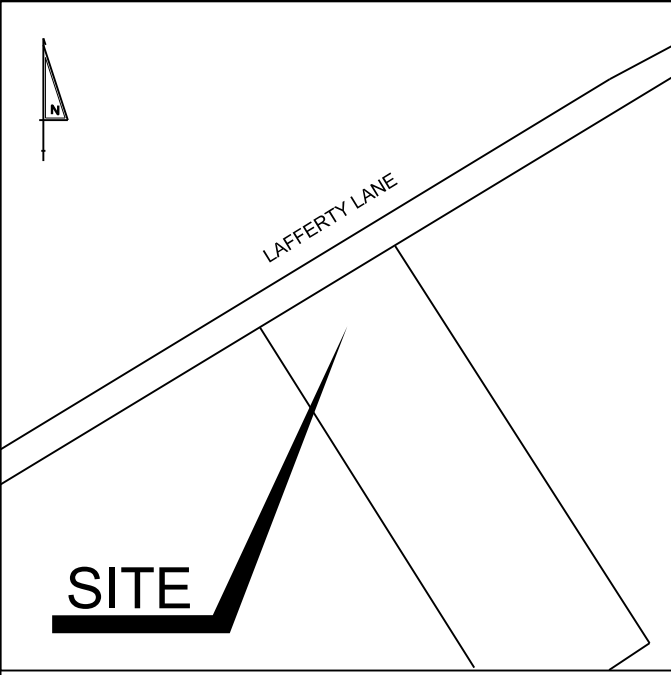




SITE LOCATION MAP 1" = 400'

DELMARVA LAND HOLDINGS, LLC

SITE PLAN

KENT COUNTY

DOVER, DELAWARE

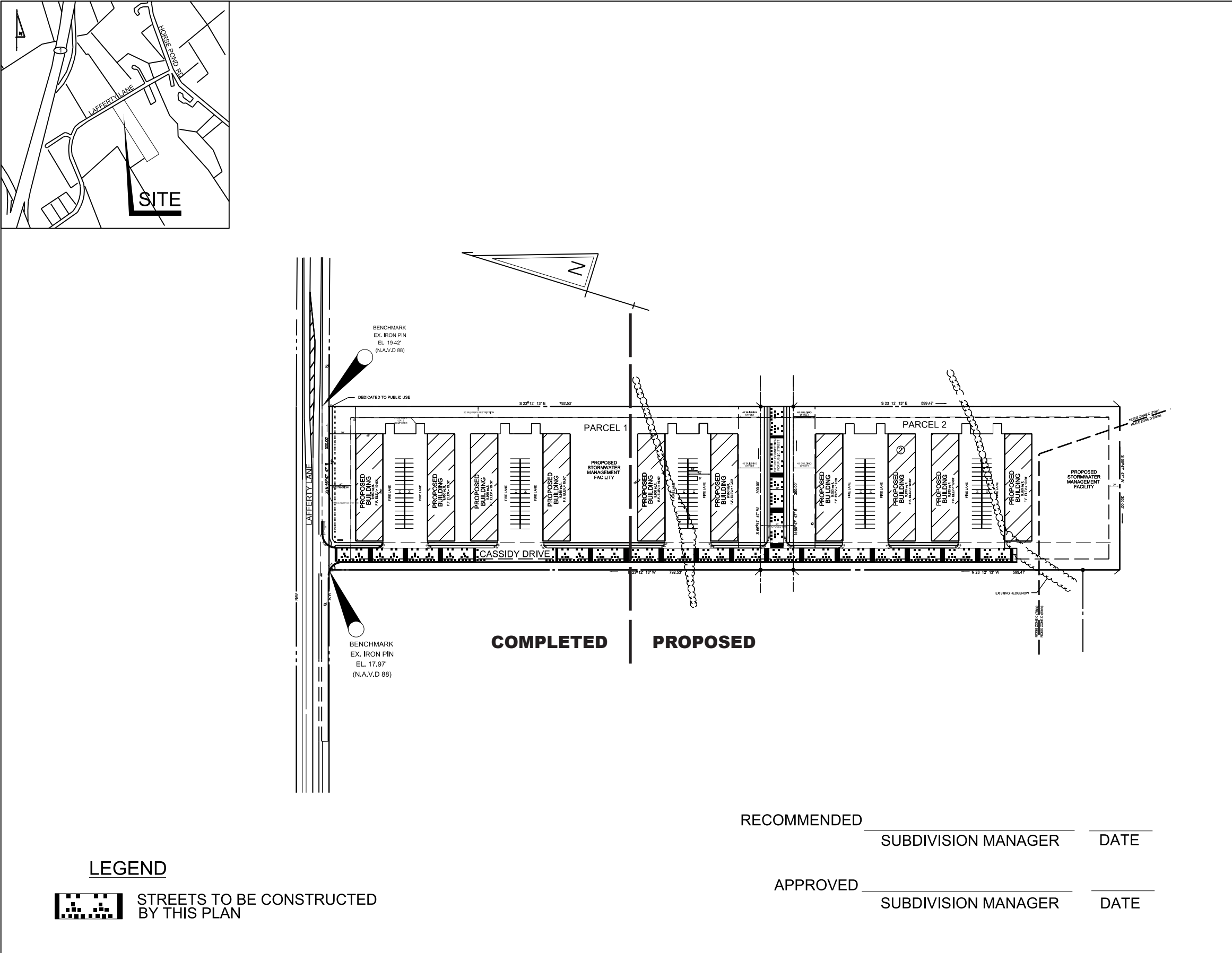
COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	1	16

PROJECT DATUM: NAVD 88

CONSTRUCTION PLANS

GENERAL NOTES

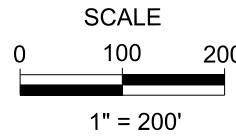
SEE GENERAL NOTES IN APPENDIX



TITLE SHEET	
1	TITLE SHEET
2	GENERAL NOTES
3	CONSTRUCTION PLAN
4	GRADING PLAN
5	STORM WATER SECTIONS
6	LANDSCAPING PLAN
7	UTILITY PLAN
8	WATER/ WASTEWATER DETAILS
9	UTILITY PROFILE
10	GENERAL CONSTRUCTION DETAIL #1
11	GENERAL CONSTRUCTION DETAIL #2
12	EROSION & SEDIMENT CONTROL PLAN #1
13	EROSION & SEDIMENT CONTROL PLAN #2
14	EROSION & SEDIMENT DETAILS & NOTES
15	RECORD PLAN / SITE DATA
16	ENTRANCE PLAN

AGREEMENT # _____

CASSIDY DRIVE STA 2000+00 TO STA 2012+93 TOTAL LENGTH 1293 FT.



OWNERS CERTIFICATION

I, THE UNDERSIGNED CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN. I ALSO CERTIFY THAT RESPONSIBLE PERSONNEL CERTIFIED BY D.N.R.E.C. WILL BE IN CHARGE OF ON-SITE CLEARING AND LAND DISTURBING ACTIVITIES.

SIGNATURE _____ DATE _____

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10622-123

ENGINEERS CERTIFICATION

I, GEORGE W SMITH, JR, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LAND SURVEYOR, OR 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 ENGINEERING, SURVEYING, AND/OR ARCHITECTURAL PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

GEORGE W SMITH, JR _____ DATE _____ P.E. NO. PE # 7349

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

DATE	SCALE
JOB NO.	1" = 200'
	DRAWN BY:
	DESIGNED BY:
	APPROVED BY:
DATE	REVISION

TITLE SHEET

	COUNTY	SHEET NUMBER	TOTAL SHEETS
	KENT	2	16
PROJECT DATUM: NAVD 88			
GENERAL NOTES			
1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY AND COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUIT, TELEPHONE LINES, AND OTHER STRUCTURES. 2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION AND EROSION CONTROL WITH THE UTILITY COMPANIES INVOLVED: CITY OF DOVER PUBLIC UTILITIES DEPARTMENT-----1-302-736-7070 MISS UTILITY-----1-800-257-7777 KENT COUNTY SOIL CONSERVATION DISTRICT-----1-302-697-6176 3. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. 4. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. 5. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION AND RECORDATION OF ALL EASEMENTS, BOTH PERMANENT AND TEMPORARY, PRIOR TO THE INITIATION OF CONSTRUCTION. 6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLANS IS NECESSARY. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT WITH REGARDS TO ANY DEVIATIONS INVOLVING ELECTRIC, WATER AND WASTEWATER SYSTEMS. 7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING, AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS). 8. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS. 9. ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL CONFORM TO DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, 1989. 10. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PROTECTION REGULATIONS. 11. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE REMOVED OFF-SITE TO AN APPROVED SOLID WASTE FACILITY. 12. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVAL PLAN. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED. 13. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT. 14. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION. 15. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. 16. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION. 17. THE OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF WATER QUALITY STRUCTURES AFTER CONSTRUCTION HAS BEEN COMPLETED AND APPROVED. 18. THE RESERVED DUMPSTER PADS AND ENCLOSURES SHALL BE CONSTRUCTED IF DETERMINED TO BE NECESSARY BY THE PLANNING DIRECTOR. 19. PROPOSED LAND USE FOR EACH BUILDING MUST COMPLY WITH THE PERMITTED USES OF THE M (MANUFACTURING) ZONING DISTRICT (ARTICLE 3 SECTION 19) AND THE LAND USE COMPATIBILITY TABLE OF THE AEOZ (ARTICLE 3 SECTION 22.6). 20. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT. 21. ANY EXISTING WATER LINES AND SANITARY SEWER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT SPECIFICATIONS AND REQUIREMENTS. 22. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES. 23. PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THIS SHALL INCLUDE CONDENSATE. SEC. 110-231 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "...ANY SYSTEM USED FOR CONVEYING RAIN WATER, SURFACE WATER, CONDENSATE, COOLING WATER OR SIMILAR LIQUID WASTES, EXCLUSIVE OF SEWAGE." THE CONTRACTOR, DEVELOPER, OWNER AND DESIGNERS SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS. 24. NO DEED RESTRICTIONS OR CONVENANTS, EXISTING OR PROPOSED RUN WITH THIS PROPERTY. 25. THE PROPOSED SIGN IS SUBJECT TO A SEPERATE CITY OF DOVER PERMIT AND IS NOT APPROVED AS PART OF THIS PLAN. 26. PROPOSED LIGHTING SHALL BE A MINIMUM OF 1.5 FOOT-CANDLES AT GRADE. 27. ALL SIGNING PLANS, CONSTRUCTION SIGNS, BARRICADES AND DRUMS SHALL MEET THE REQUIREMENTS OF THE DELAWARE TRAFFIC CONTROL (MUTCD PART 6). 28. ALL TRAFFIC CONTROL DEVICES SHALL BE NEW OR RESTORED TO A SATISFACTORY CONDITION. 29. ALL WARNING SIGNS AND DRUMS AND BARRICADES SHALL BE RETROREFLECTIVE SHEETING. 30. ALL PERMANENT SIGNS SHALL BE SEVEN FEET IN HEIGHT FROM THE BOTTOM OF SIGN TO TOP OF GROUND. SIGNS SHALL BE MOUNTED ON BREAKAWAY POSTS. SIGNS 36 INCHES OR LARGER SHALL BE MOUNTED ON TWO (2) BREAKAWAY POST NCHRP-350 APPROVED. 31. WHEN A SIDE ROAD INTERSECTS THE HIGHWAY ON WHICH WORK IS BEING PERFORMED, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERECTED. 32. ALL EXCAVATION SHALL BE PROPERLY BACKFILLED AT THE END OF DAY'S WORK. 33. ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY TO DELAWARE TRAFFIC CONTROL MANUAL (MUTCD PART 6). 34. ALL FLAGGERS SHALL COMPLY TO DELAWARE TRAFFIC CONTROL MANUAL (MUTCD PART 6). 35. TRAFFIC PROTECTION DEVICES SHALL BE SUITABLY MAINTAINED AT ALL TIMES. SUCH MAINTENANCES SHALL INCLUDE WASHING SIGN FACES, REPLACING DEFICIENT BATTERIES AND LIGHTS, ALIGNING PROPERLY, REPLACING REFLECTIVE MATERIALS, RELOCATING BARRIERS, AND ANY OTHER MAINTENANCE OF TRAFFIC IN A SAFE AND EFFECTIVE MANNER. 36. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY TO THE DELAWARE TRAFFIC CONTROL MANUAL (MUTCD PART 6), ALL TRAFFIC CONTROL DEVICES SHALL BE NCHTP-350 APPROVED PRIOR TO INSTALLATION. 37. AT THE END OF EACH DAY'S OPERATIONS AND BEFORE TRAFFIC IS RETURNED TO UNRESTRICTED ROADWAY USE, CONTRACTOR SHALL APPLY TEMPORARY MARKINGS TO MEET THE REQUIREMENTS OF SECTION 748 OF THE DELAWARE STANDARD SPECIFICATIONS AND THE DELAWARE TRAFFIC CONTROL MANUAL. 38. EFFECTIVE JAN.2010 THE HORIZONTAL, CIRCUMFERENTIAL MARKINGS ON ALL DRUMS SHALL BE MADE OF FLUORESCENT ORANGE AND WHITE PRISMATIC RETRO REFLECTIVE SHEETING. 39. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY RK&K, LLP, DOVER, DE., IN AUGUST 2009. VERTICAL DATUM IS BASED ON M.A.V.D. 88 DATUM, SITE BENCHMARK SEWER MANHOLE ON LAFFERTY LANE SHOULD AS SHOWN ON PLAN (ELEV. 19.64). 40. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-262-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS 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 TIME DELAYS FROM SAID RELIANCE. 41. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 188 OF 435 ON MAP NUMBER 10001C0188H, DATED MAY 5, 2003, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAN. 42. RK&K, LLP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA. 43. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT". 44. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT 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. 45. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), KENT CONSERVATION DISTRICT (K.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES. 46. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS, KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS. 47. AT THE CITY OF DOVER PLANNING COMMISSION MEETING HELD ON JUNE 20, 2011, THE PLANNING COMMISSION GRANTED WAIVERS FOR THE PARTIAL ELIMINATION OF CURBING IN THE PARKING LOT AND THE ELIMINATION OF SIDEWALK ON THE WESTERN SIDE OF THE ACCESS ROAD. ON JUNE 20, 2011 THE PLANNING COMMISSION GRANTED A PARTIALWAIVER FOR THE ELIMINATION OF BICYCLE PARKING. TWO (2) BICYCLE PARKING SPACE WILL BE PROVIDED. 48. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL. 49. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS CONSTRUCTION MANAGER AT 302-736-7070 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS MUST OBSERVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTION AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER TAP 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 UTILITES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION. 50. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED. 51. ADDRESS NUMBERS OF AT LEAST 12" IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISABLE FROM THE STREET. 52. ANY NATURAL OR LP GAS BOTTLES, METERS, VALUES, REGULATORS, ETC., MUST HAVE IMPACT PROTECTION. 53. SUBDIVISION STREETS ARE TO BE MAINTAINED BY M & L VENTURES AFTER CONSTRUCTION IS COMPLETED. OWNERS CERTIFICATION I, THE UNDERSIGNED CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN. I ALSO CERTIFY THAT RESPONSIBLE PERSONNEL CERTIFIED BY D.N.R.E.C. WILL BE IN CHARGE OF ON-SITE CLEARING AND LAND DISTURBING ACTIVITIES. SIGNATURE DATE Delmarva Land Holdings, LLC 317 N Layton Ave Wyoming, DE 19934 D10622-123 ENGINEERS CERTIFICATION I, GEORGE W SMITH, JR. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LAND SURVEYOR, OR 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 ENGINEERING, SURVEYING, AND/OR ARCHITECTURAL PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE. GEORGE W SMITH, JR DATE PE # 7349 P.E. NO. Delmarva Land Holdings, LLC 317 N Layton Ave Wyoming, DE 19934 DATE5/8/2023SCALEN.T.S. JOB NO.DRAWN BY: MEN DESIGNED BY: APPROVED BY: DATEREVISION GENERAL NOTES DELMARVA LAND HOLDINGS, LLC SITE PLAN CITY OF DOVER, DELAWARE KENT ROAD 347			



SITE LOCATION MAP 1" = 800'

- GENERAL NOTES FOR DELDOT**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED AUGUST 2001 AND ANY ADDENDA THERETO.
 - ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM) FERTILIZED AND SEED.
 - A 24 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO STARTING ENTRANCE CONSTRUCTION.
 - MISS UTILITY OF DELMARVA SHALL BE NOTICED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1800-282-4600.
 - ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION).
 - DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES" SIGNS SHALL CONFORM TO "DELDOT STANDARD SIGNS" (APRIL 2009).
 - FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E., SYMBOLS/LEGENDS.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, AND SHALL BE NCHRP-350 APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
 - ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
 - BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS.
 - EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NO GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATIONS AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEN DUE TO HIGHER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #4).
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY PUBLIC WORKS ENGINEER.

NEAREST ADJACENT PROPERTY ENTRANCE IS 520' +/- TO THE EAST.

SECTION A-A

CURB OPENING DETAIL

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10822-123
Zoning - M

PROJECT DATA

A. PROJECT NAME:	M & L VENTURES SITE PLAN	E. PRESENT USE:	AGRICULTURAL
PARCEL NO.	2-05-07700-01-2904-000	F. PROPOSED USE:	MANUFACTURING / WAREHOUSING BUILDING
ZONE:	M (MANUFACTURING)	G. SEWER:	CITY OF DOVER
B. OWNER/DEVELOPER:	Delmarva Land Holdings, LLC 317 N Layton Ave Wyoming, DE 19934 D10822-123	H. WATER:	CITY OF DOVER
C. EXISTING AREA:	10.0 AC.	I. GROSS LEASABLE FLOOR PLAN AREA:	95500 S.F.
PROPOSED AREA:	PARCEL 1 - 5.46 ACRES PARCEL 2 - 4.13 ACRES PUBLIC STREET RW - 0.41 ACRES	J. PARKING:	REQUIRED - 125 PROPOSED - 130
D. BUILDING SETBACKS:		K. PEAK HOUR TRAFFIC:	AM - 43 INCOMING, 17 OUTGOING PM - 34 INCOMING, 39 OUTGOING
FRONT:	40'	L. AT THE CITY OF DOVER PLANNING COMMISSION MEETING HELD ON JUNE 30, 2011, THE PLANNING COMMISSION GRANTED WAIVERS FOR THE PARTIAL ELIMINATION OF CURBING IN THE PARKING LOT AND THE ELIMINATION OF SIDEWALK ON THE WESTERN SIDE OF THE ACCESS ROAD. ON JUNE 20, 2011 THE PLANNING COMMISSION GRANTED A PARTIAL WAIVER FOR THE ELIMINATION OF BICYCLE PARKING. TWO (2) BICYCLE PARKING SPACES WILL BE PROVIDED.	
SIDE:	20'		
REAR:	20'		

TRAFFIC IMPACT STUDY RECOMMENDATIONS:
1. PROVIDE AN EASTBOUND RIGHT TURN DECELERATION LANE WITH 175 FEET OF STORAGE AND A 50 FOOT TAPER, AS WARRANTED BASED ON DELDOT'S GUIDELINES.
2. PROVIDE STOP SIGN CONTROL ON THE SITE ACCESS APPROACH.

D.A.C. RECOMMENDATIONS
1. THE DEPARTMENT WILL REQUIRE THE APPLICANT TO PROVIDE PROPER FORMS, FEES, AND PLANS IN ORDER TO BE ISSUED AN ENTRANCE PERMIT.
2. PER THE SUBDIVISION MANUAL, NO FACILITIES, EXCLUDING SIDEWALKS, CAN BE LOCATED WITHIN 20' OF THE RIGHT-OF-WAY LINES.
3. SHOW THE FIRE LANE BETWEEN THE DECELERATION LANE AND THROUGH LANE.
4. THE PAVEMENT MUST BE BOXED OUT IN THE AREA NEAR THE TAPER OF THE DECELERATION LANE AND IN THE AREA PAST THE EASTERN ENTRANCE RADIUS.
5. PER THE TRAFFIC IMPACT STUDY (TIS), THE DEVELOPER WILL HAVE TO CONTRIBUTE TOWARDS THE ROAD IMPROVEMENTS ON LAFFERTY LANE. THE IMPROVEMENTS INCLUDE TWO 11' LANES, TWO 8' SHOULDERS, AND 8' SIDEWALKS ON BOTH SIDES OF THE ROAD FROM THE WESTERN SIDE OF THE PROPERTY TO THE INTERSECTION OF LAFFERTY LANE AND HORSEPOUND ROAD.
THE DEVELOPER'S CONTRIBUTION IS BASED ON THE PERCENTAGE OF TRAFFIC GENERATED BY THE SITE.

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10822-123
Zoning - M

SCALE
0 20 40 60
1" = 60'

- NOTES:
- PROPOSED BUILDING MOUNTED LIGHT SHALL BE HUBBEL OUTDOOR LIGHTING PVL3 POLYCARBONATE SERIES.
 - INSTALL ADA COMPLIANT CURB RAMP AT ALL SIDEWALK RAMP LOCATIONS. PER DELDOT'S LATEST STANDARD DETAIL. SEE SHEET 8 OF 16 FOR DETAILS.

EXISTING RIGHT OF WAY	PROPERTY LINE / L.O.D.
PROPOSED RIGHT OF WAY	PERMANENT EASEMENT
PROPOSED SIDEWALK	PROPOSED LIGHTING
MINIMUM BUILDING SETBACK LINE	

ENGINEERS CERTIFICATION

I, GEORGE W SMITH, JR. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LAND SURVEYOR, OR 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 ENGINEERING, SURVEYING, AND/OR ARCHITECTURAL PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

GEORGE W SMITH, JR.

DATE

PE # 7349

Delmarva Land Holdings, LLC

317 N Layton Ave
Wyoming, DE 19934

DATE 5/8/2023

SCALE

1" = 60'

JOB NO.

DRAWN BY: MEN

DESIGNED BY:

APPROVED BY:

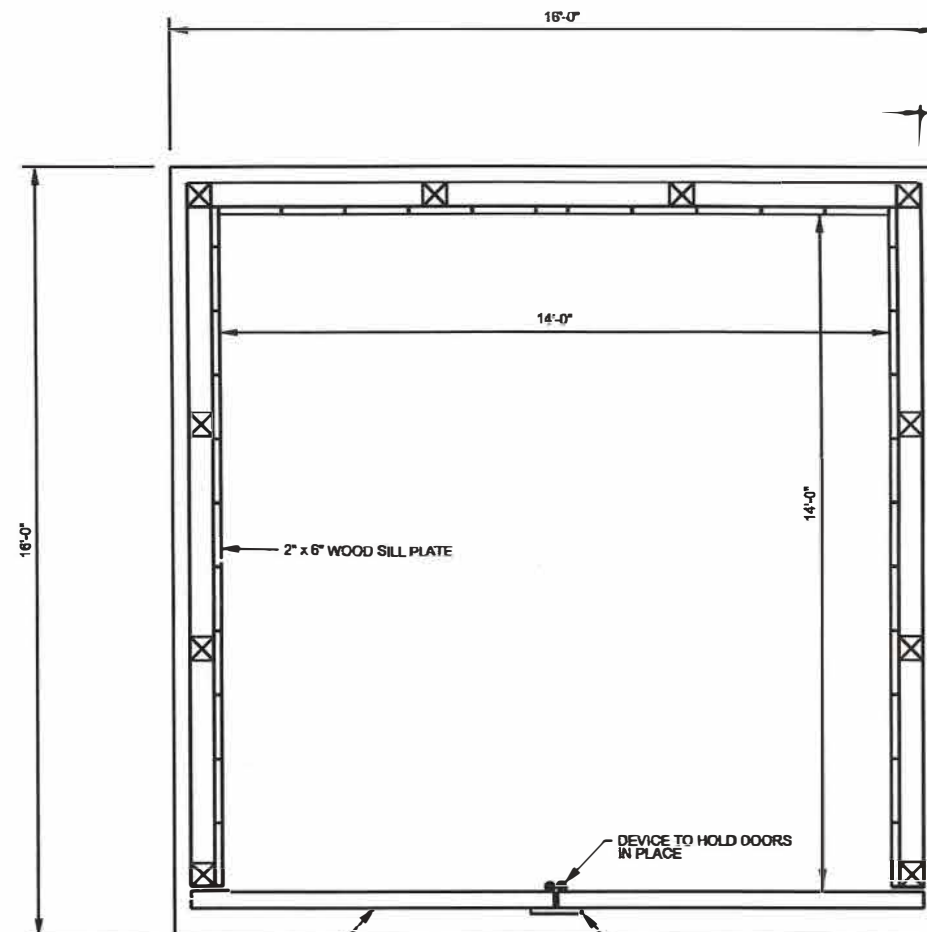
DATE

REVISION

CONSTRUCTION PLAN

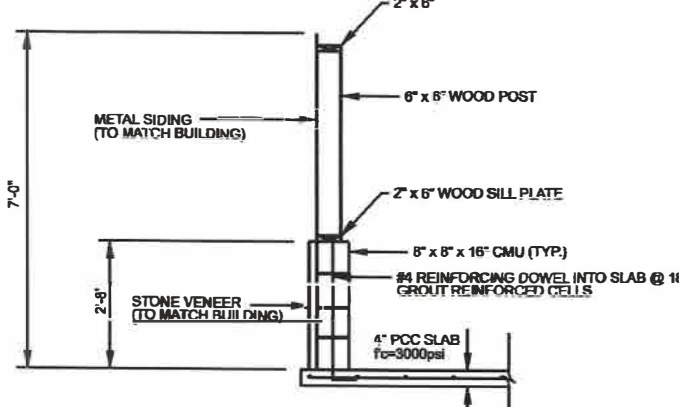
DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

COMPLETED | PROPOSED



PLAN

NOT TO SCALE



SECTION

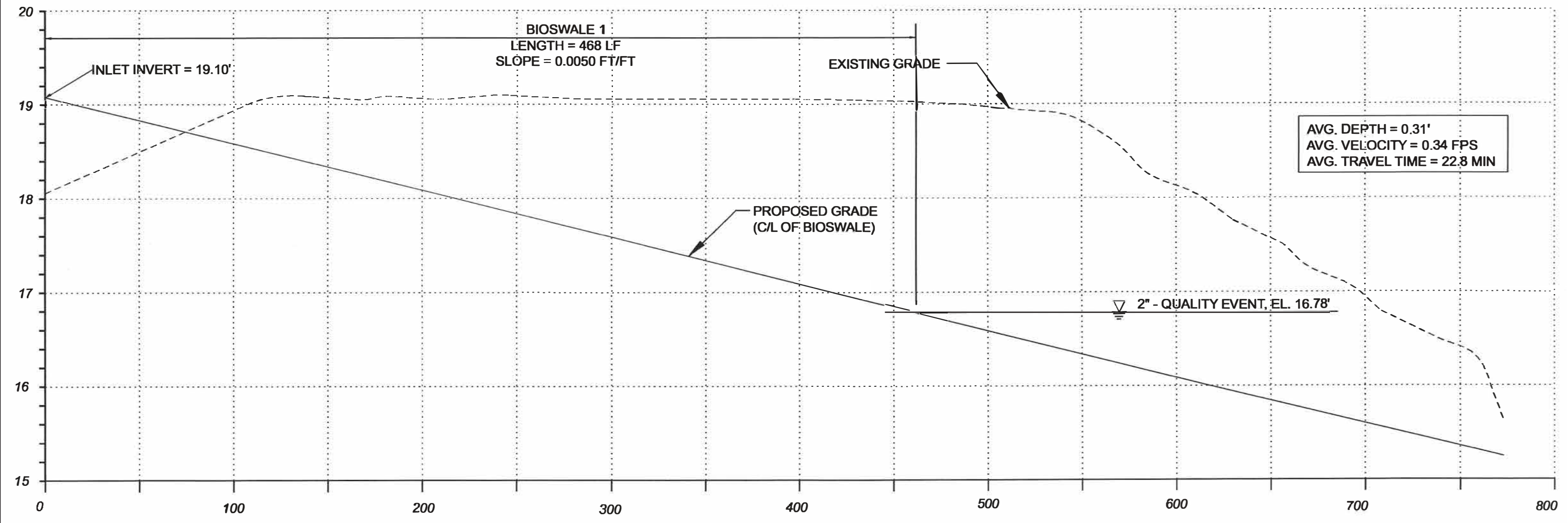
NOT TO SCALE

DUMPSTER ENCLOSURE DETAIL

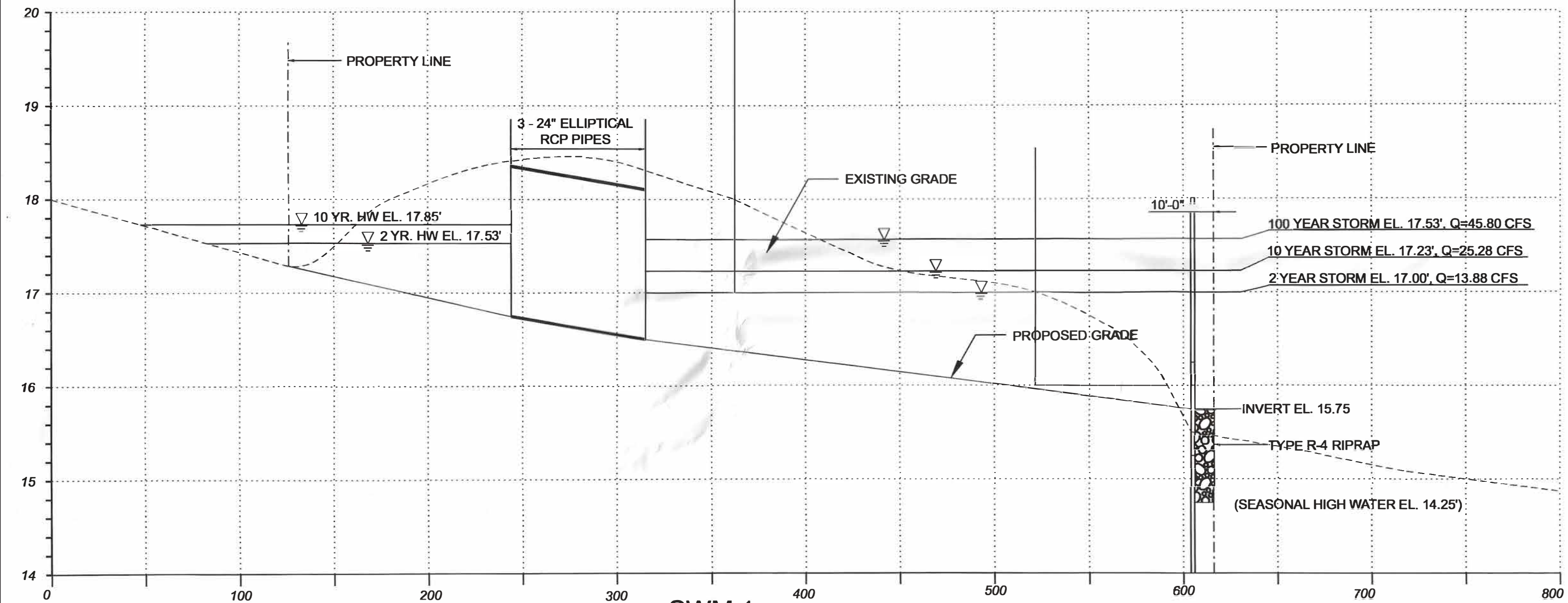
DUMPSTER PRO 116 (4' x 16') AND ENCLOSURE AREAS ARE RESERVED AND SHALL BE CONSTRUCTED ONLY IF DETERMINED TO BE NECESSARY BY THE PLANNING DIRECTOR.

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	5	16

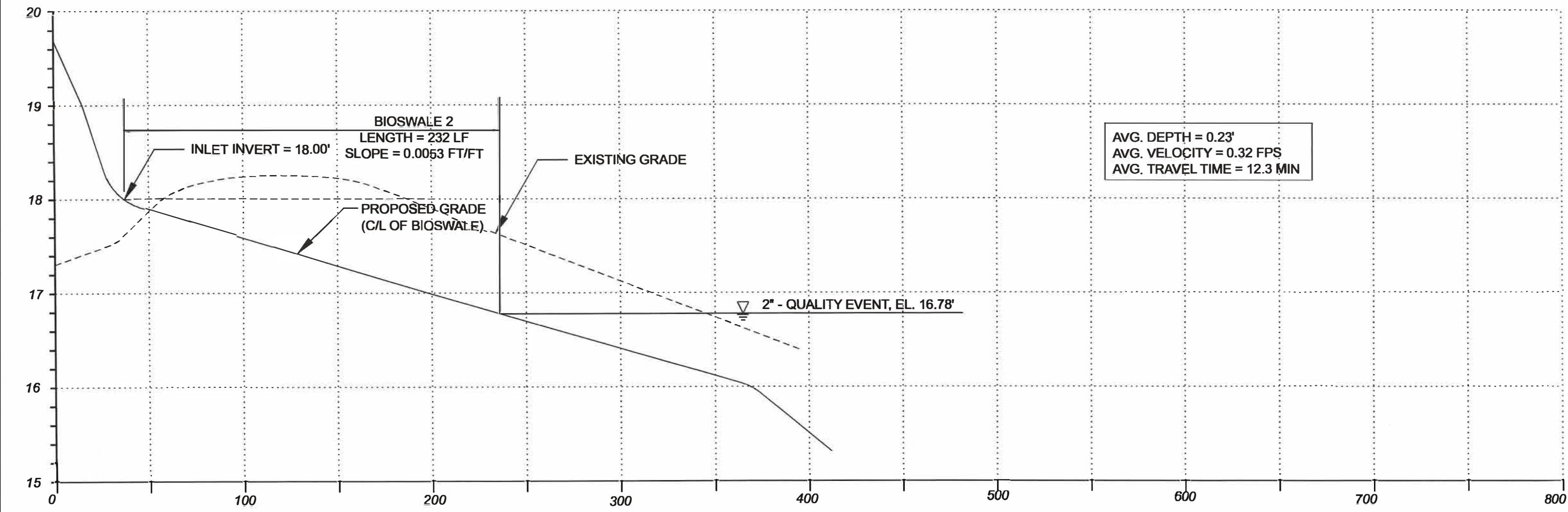
PROJECT DATUM: NAVD 88



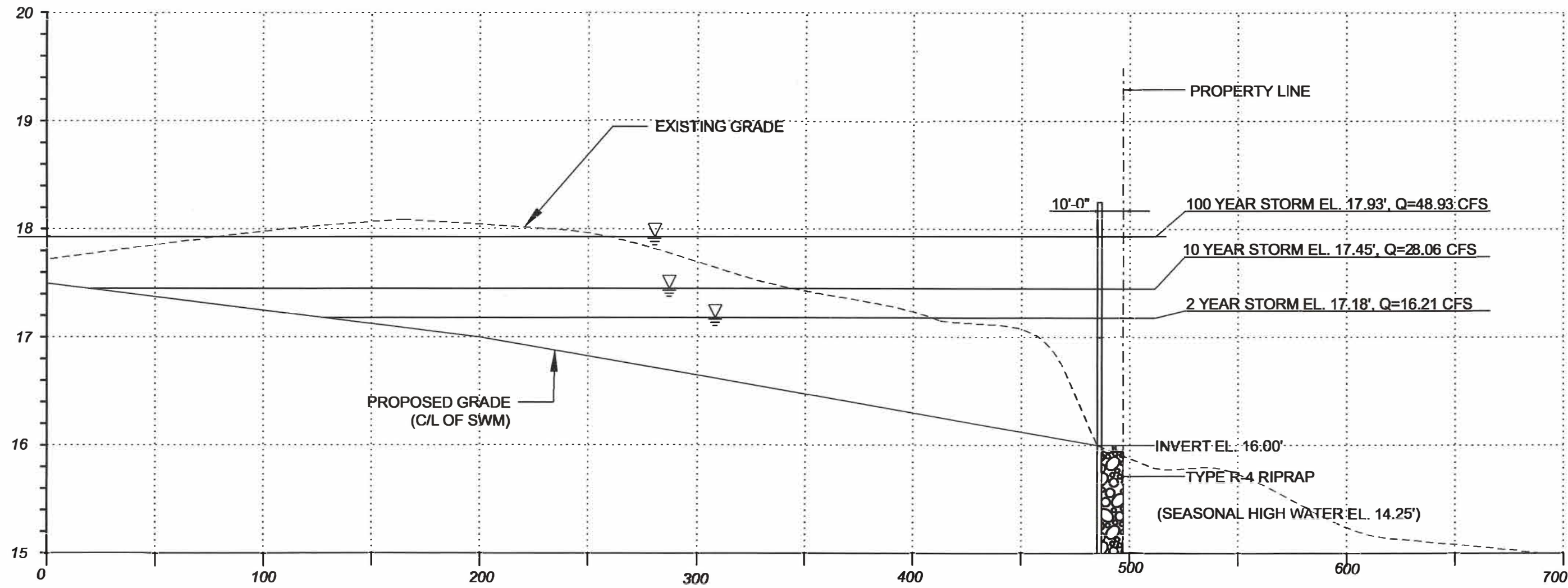
BIOSWALE 1
HORIZONTAL 1" = 50'
VERTICAL 1" = 1'



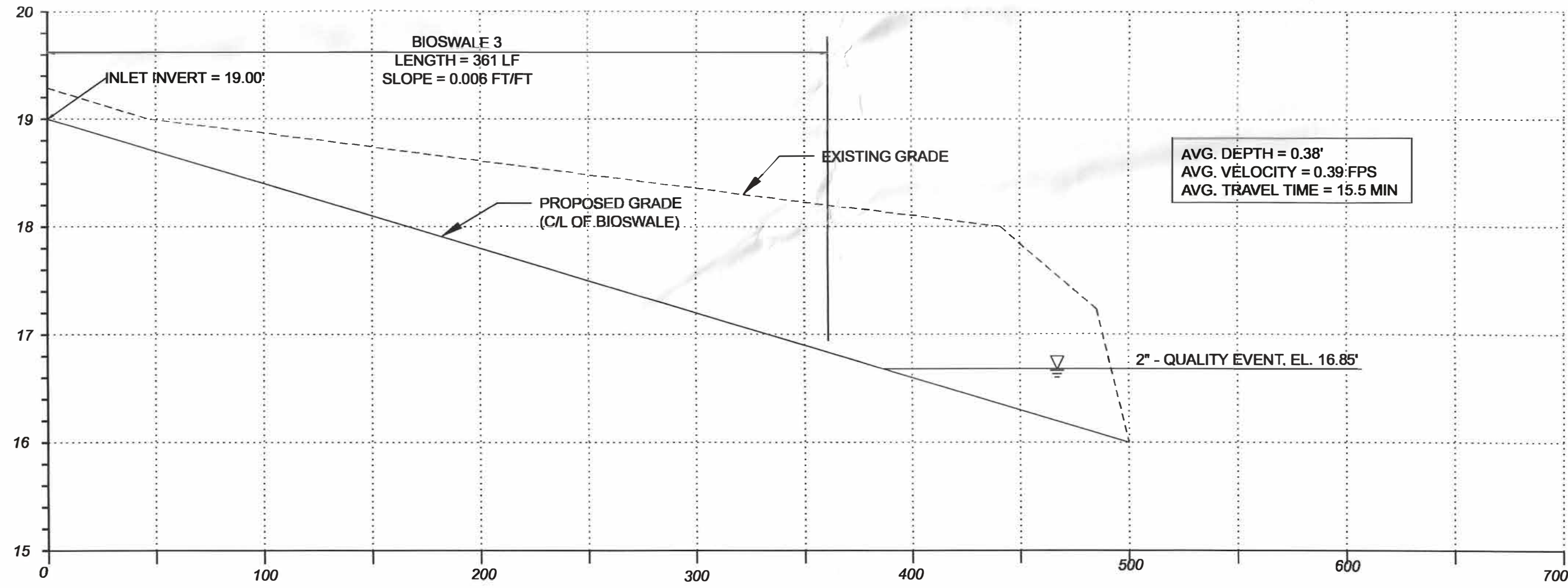
SWM 1
HORIZONTAL 1" = 50'
VERTICAL 1" = 1'



BIOSWALE 2
HORIZONTAL 1" = 50'
VERTICAL 1" = 1'



SWM 2
HORIZONTAL 1" = 50'
VERTICAL 1" = 1'



BIOSWALE 3
HORIZONTAL 1" = 50'
VERTICAL 1" = 1'

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

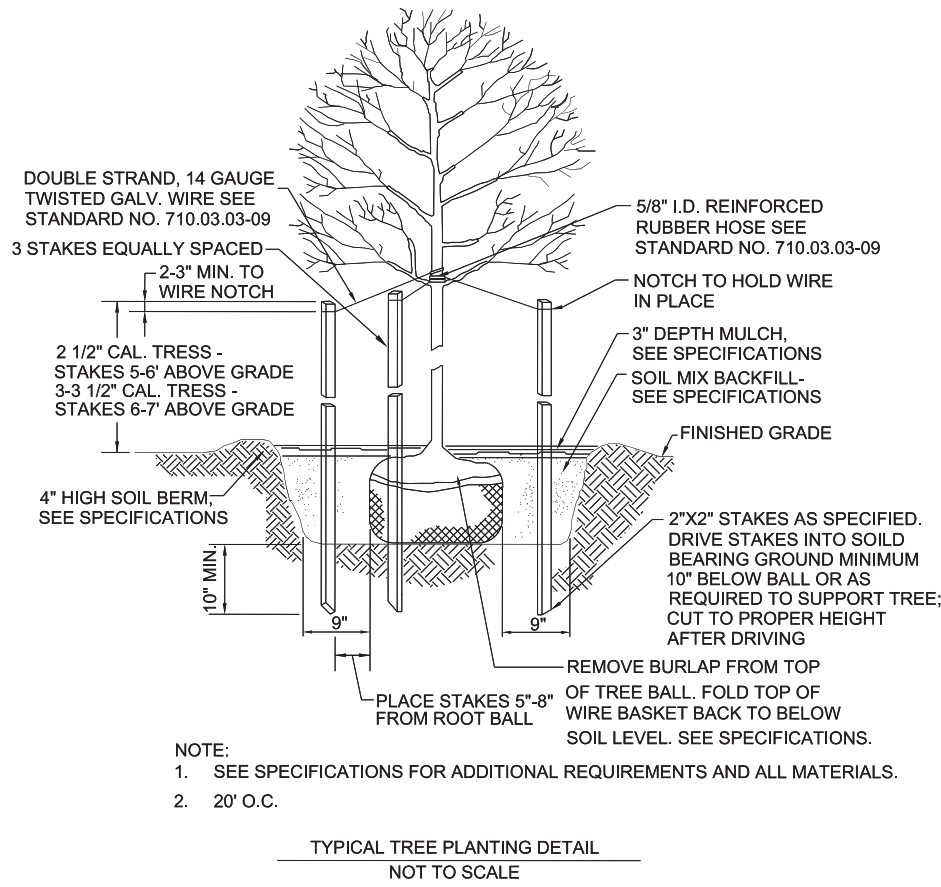
DATE	5/8/2023	SCALE
JOB NO.		DRAWN BY: MEN
		DESIGNED BY:
		APPROVED BY:
DATE		REVISION

STORMWATER SECTIONS

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	6	16

PROJECT DATUM: NAVD 88



PLANT LIST						
SITE TREE PLANTINGS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARK
TC -	53	TILIA CORDATA	GREENSPIRE	2 - 2 1/2\"/>	B&B	MATCHED, SINGLE TRUNK BRANCHING 5'-0\"/>
AR -	57	ACER RUBRUM	FRANKSRED	2 - 2 1/2\"/>	B&B	MATCHED, SINGLE TRUNK BRANCHING 5'-0\"/>
PS -	36	PINUS STROBUS	WHITE PINE	4\"/>	B&B	MATCHED, SINGLE TRUNK BRANCHING 5'-0\"/>

NOTES

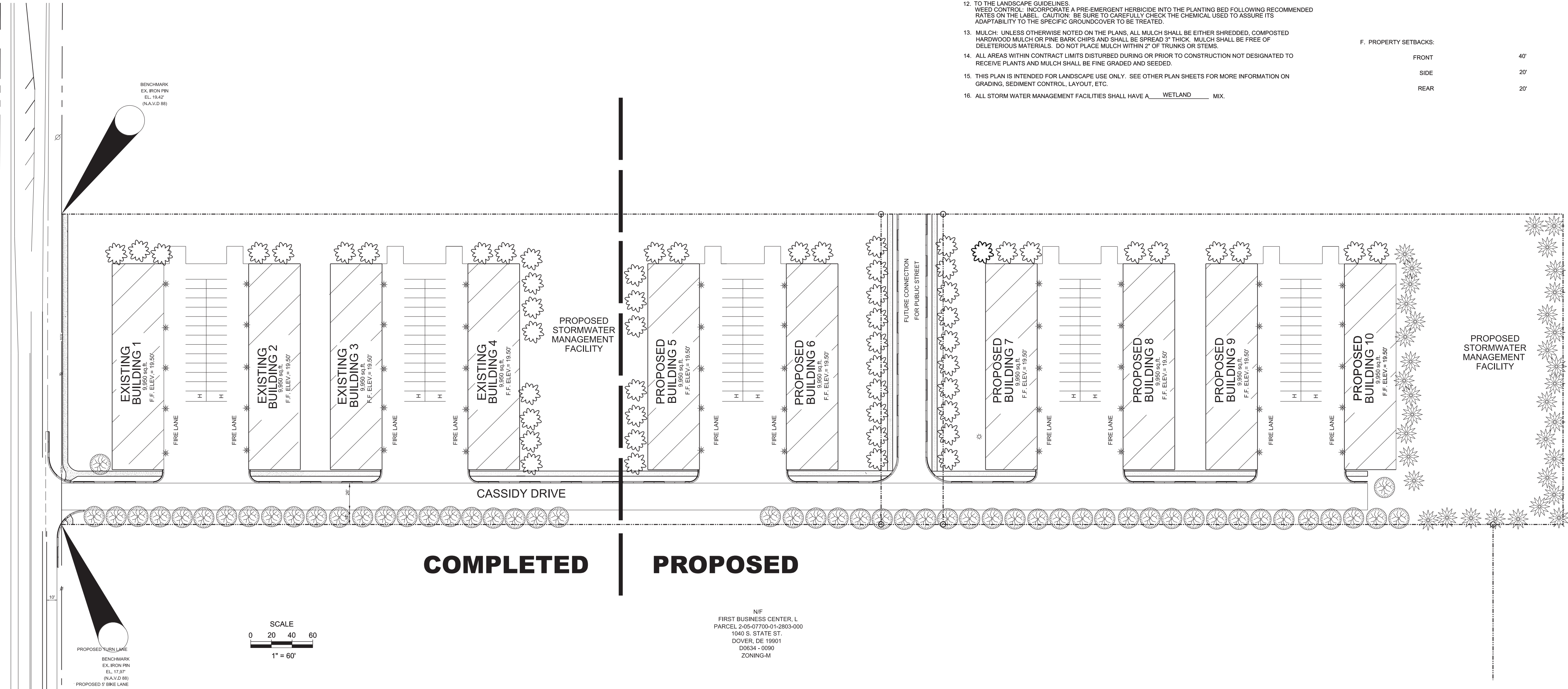
- NO WOODLANDS EXIST ON-SITE. THE AREA, ALONG ON THE WEST PROPERTY LINE IS NOT CONSIDERED WOODLAND.
- NO WETLANDS EXIST ON-SITE.
- SEE PLANTING SPECIFICATIONS FOR WARRANTY REQUIREMENTS.
- TREE LOCATIONS SHOWN WITHOUT THE BENEFIT OF UNDERGROUND UTILITY INFORMATION. CONTRACTOR MUST FIELD VERIFY THAT THE PROPOSED TREE LOCATIONS DO NOT INTERFERE WITH ANY UTILITIES. IF UTILITIES ARE ENCOUNTERED, CONTRACTOR MUST NOTIFY THE ENGINEER TO COORDINATE A NEW PLANTING LOCATION.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UTILITIES.
- NO TREE SHALL BE PLANTED WITHIN A STORM WATER MANAGEMENT AREA.

GENERAL PLANTING SPECIFICATIONS

- PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004, BY THE AMERICAN NURSERYMEN'S LANDSCAPE ASSOCIATION (ANLA) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCOLD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS, AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG, NO HEALED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS, AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS," HEREINAFTER "LANDSCAPE GUIDELINES" APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL ADDENDA.
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES AND AGAINST HERBIVORY. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE LANDSCAPE GUIDELINES, INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, AND UTILITY CONTRACTORS A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- PROTECTION OF EXISTING VEGETATION TO REMAIN, WHEN SHOWN ON PLANS, SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF A 4-FOOT-HIGH SNOW FENCE AT THE DRIP LINE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER GROWING SEASON. SPRING PLANTING SHALL OCCUR BETWEEN MARCH 1 AND JUNE 1. FALL PLANTING SHALL OCCUR BETWEEN SEPTEMBER 15 AND NOVEMBER 15.
- PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.
- ALL SHRUBS AND GROUNDCOVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED, MULCHED PLANTING BEDS. ALL STAND-ALONE TREES AND SHRUBS SHALL BE MULCHED AS SHOWN ON THE PLANTING DETAILS.
- POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS (MINIMUM 2 PERCENT SLOPE).
- PLANTING MIX BACKFILL SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE. ADD 3 LBS OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.
- WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUNDCOVER TO BE TREATED.
- MULCH: UNLESS OTHERWISE NOTED ON THE PLANS, ALL MULCH SHALL BE EITHER SHREDDED, COMPOSTED HARDWOOD MULCH OR PINE BARK CHIPS AND SHALL BE SPREAD 3\"/>
- ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.
- THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.
- ALL STORM WATER MANAGEMENT FACILITIES SHALL HAVE A _____ WETLAND _____ MIX.

PROJECT DATA

A. PROJECT NAME:	M&L VENTURES SITE PLAN
PARCEL NO.:	2-05-07700-01-2804-000
ZONE:	M (MANUFACTURING) NOISE ZONES C AND D AND APZ1
B. DEVELOPER:	Delmarva Land Holdings, LLC 317 N Layton Ave Wyoming, DE 19934 D10622-123
C. PLAN PREPARER:	R&K ROBERT A. FILIPPI, RLA SENIOR LANDSCAPE ARCHITECT DE LICENSE NO. S1-0000441 EXPIRATION: 1/31/2011
D. SITE AREA:	10.0 AC. (435,600 S.F.)
E. TREE DENSITY: REQUIREMENT:	1 TREE / 3000 S.F.
TREES REQUIRED:	435,600 S.F. / 3000 S.F. = 146
EXISTING TREES CREDITED:	0
TREES PROPOSED:	146
F. PROPERTY SETBACKS:	
FRONT	40'
SIDE	20'
REAR	20'



LANDSCAPE ARCHITECT'S CERTIFICATION

I, Robert A. Filippi 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 engineering, surveying, and/or architectural practices as required by applicable laws of the State of Delaware.

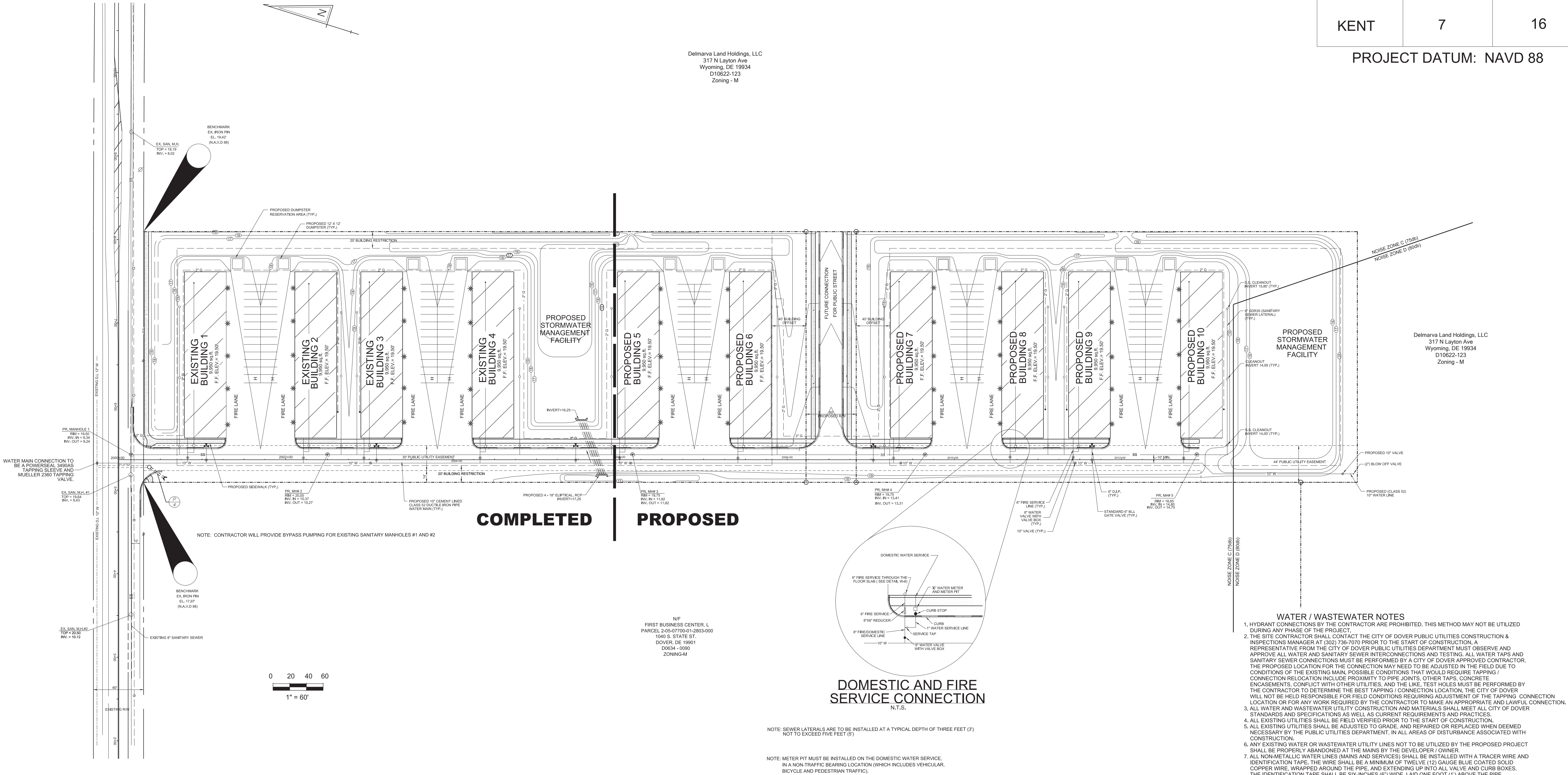
Date: _____ Signature: _____

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

DATE	5/8/2023	SCALE	1" = 60'
JOB NO.		DRAWN BY:	MEN
		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

LANDSCAPING PLAN

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347



PUBLIC INFRASTRUCTURE DEDICATION TABLE				
	LENGTH (FT.)	MATERIAL	SIZE	QUANTITY
WATER MAIN	1509	CEMENT LINED CLASS 52 DUCTILE IRON PIPE	10"	N/A
FIRE/DOMESTIC SERVICE LINE	210	CEMENT LINED CLASS 52 DUCTILE IRON PIPE	8"	N/A
WATER SERVICE LINE	140	TYPE "K" COPPER TUBING COILS, ASTM B88	1"	N/A
FIRE SERVICE LINE	103	CEMENT LINED CLASS 52 DUCTILE IRON PIPE	6"	N/A
SANITARY SEWER MAIN	1312	SDR35 WASTE WATER (SANITARY SEWER)	8"	N/A
SANITARY SEWER LATERALS	110	SDR35 (SANITARY SEWER LATERAL)	6"	N/A
FIRE HYDRANTS	N/A	AMERICAN DARLING B-52-B (DOVER SPECIAL) FIRE HYDRANT	N/A	5
MANHOLES	N/A	TYPE 1 MANHOLES	N/A	5

SANITARY SEWER DATA	
AVERAGE DAILY FLOW FOR WAREHOUSE 0.1 / SQ FT	
EXISTING:	4 BUILDINGS @ 9,950 SQ FT = 39,800 39,800 SQ FT X 0.1/SQ FT = 3,980
PROPOSED:	6 BUILDINGS @ 9,950 SQ FT = 59,700 59,700 SQ FT X 0.1/SQ FT = 5,970
TOTAL:	9,950 GPD
PEAK FLOW:	GPD X 4 = 39,800

TOTAL FIXTURE	QUANTITY	TOTAL FIXTURE VALUE (FU)	QUANTITY
Washstand / Lavatory / Handsink / Prep / Pedestal	60	Washstand / Lavatory / Handsink / Prep / Pedestal	60
Toilet	60	Toilet	120
Mop / Service	60	Mop / Service	60
Drinking Fountain (Hi / Low Units With 1 Drain = 1)	60	Drinking Fountain (2 Units / 1 Drain = 1)	60
TOTAL FIXTURES	240	TOTAL FIXTURES VALUES	300

TOTAL CPFU - 1,346

WATER SERVICE PROVIDER: CITY OF DOVER

LEGEND	
PROPOSED 10" WATER	— 10" W —
PROPOSED FIRE HYDRANT	— 10" W —
PROPOSED GAS	— 2" G —
PROPOSED SANITARY SEWER	— 8" S —
PROPOSED CLEANOUT	○
PROPOSED WATER VALVE	⊗

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

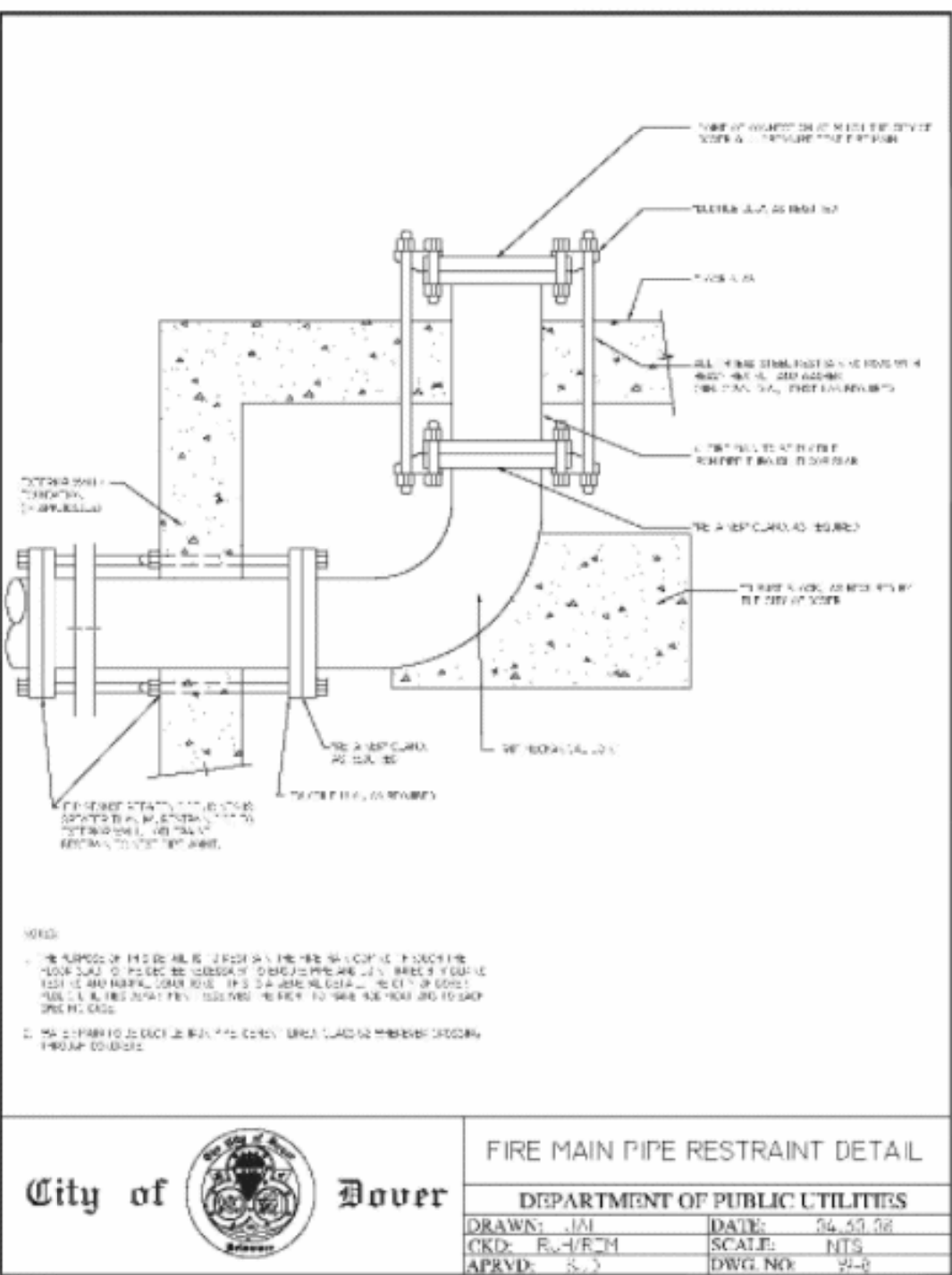
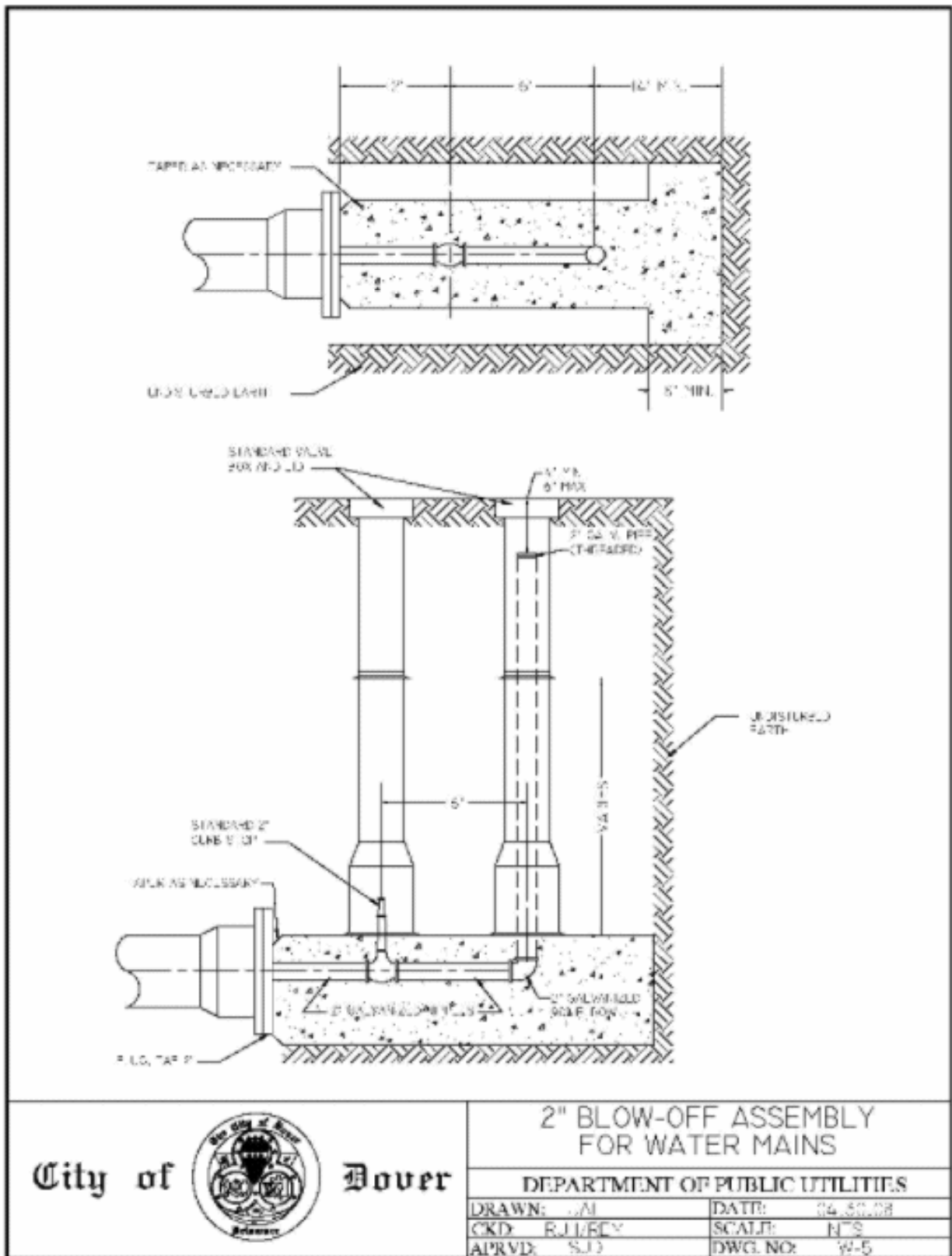
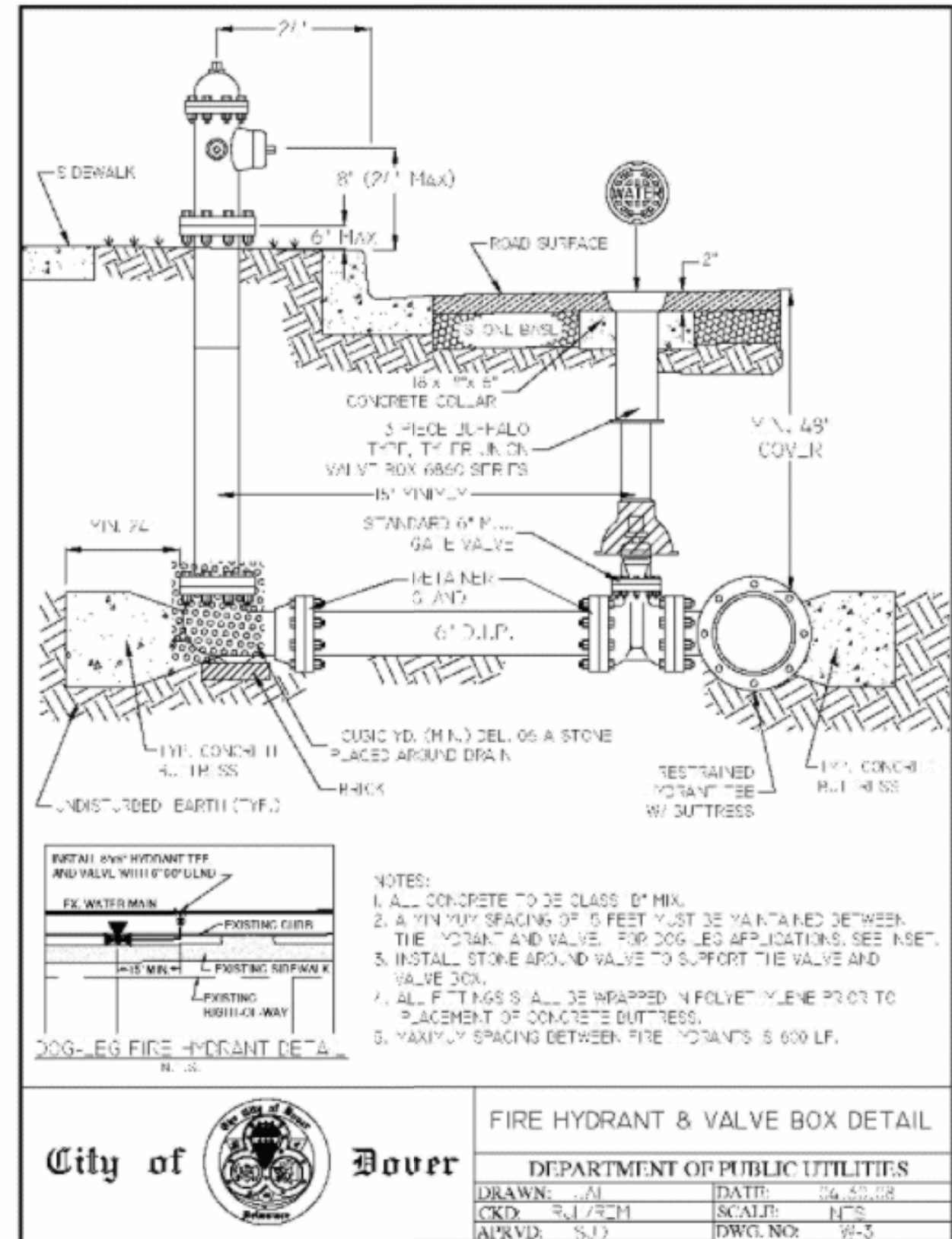
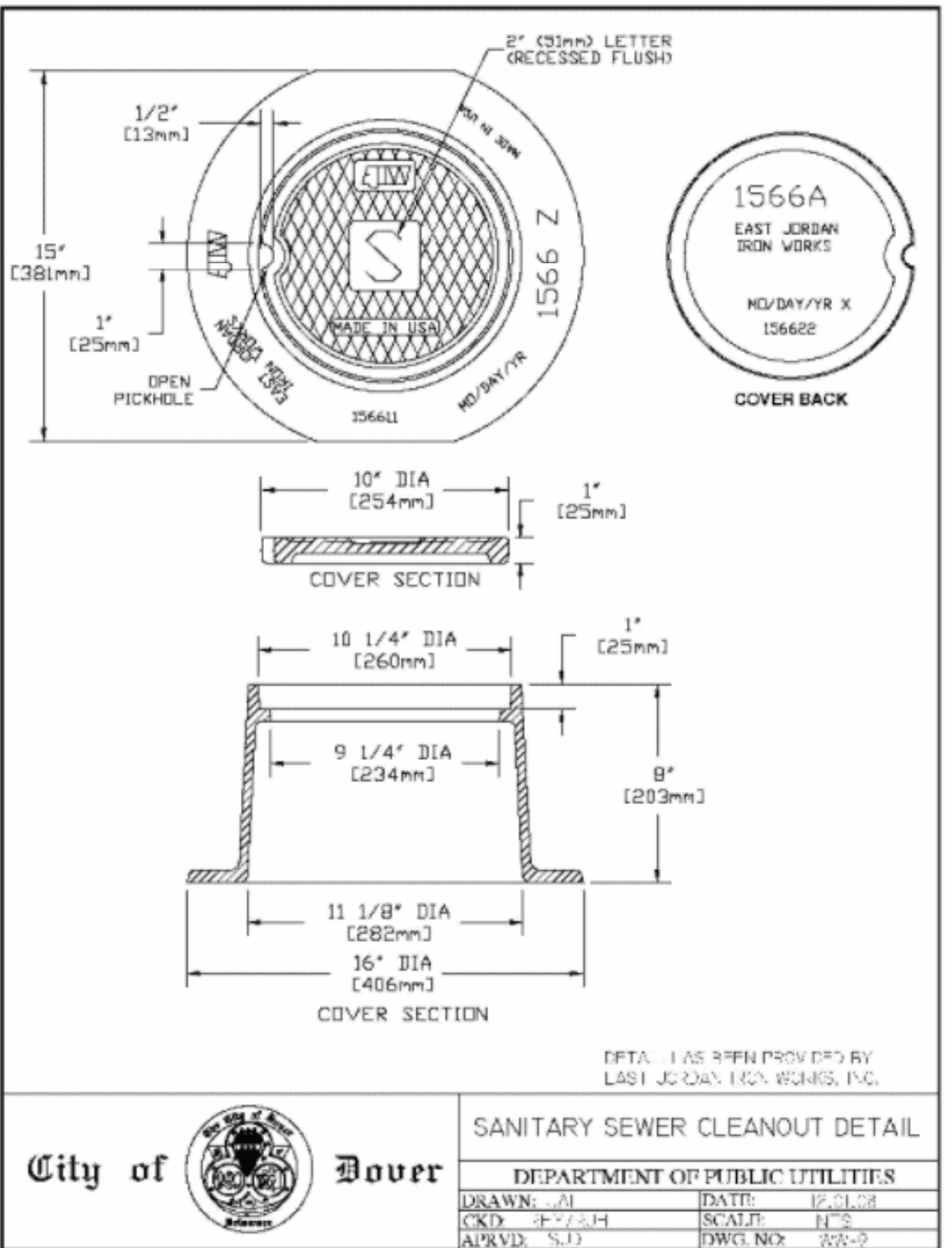
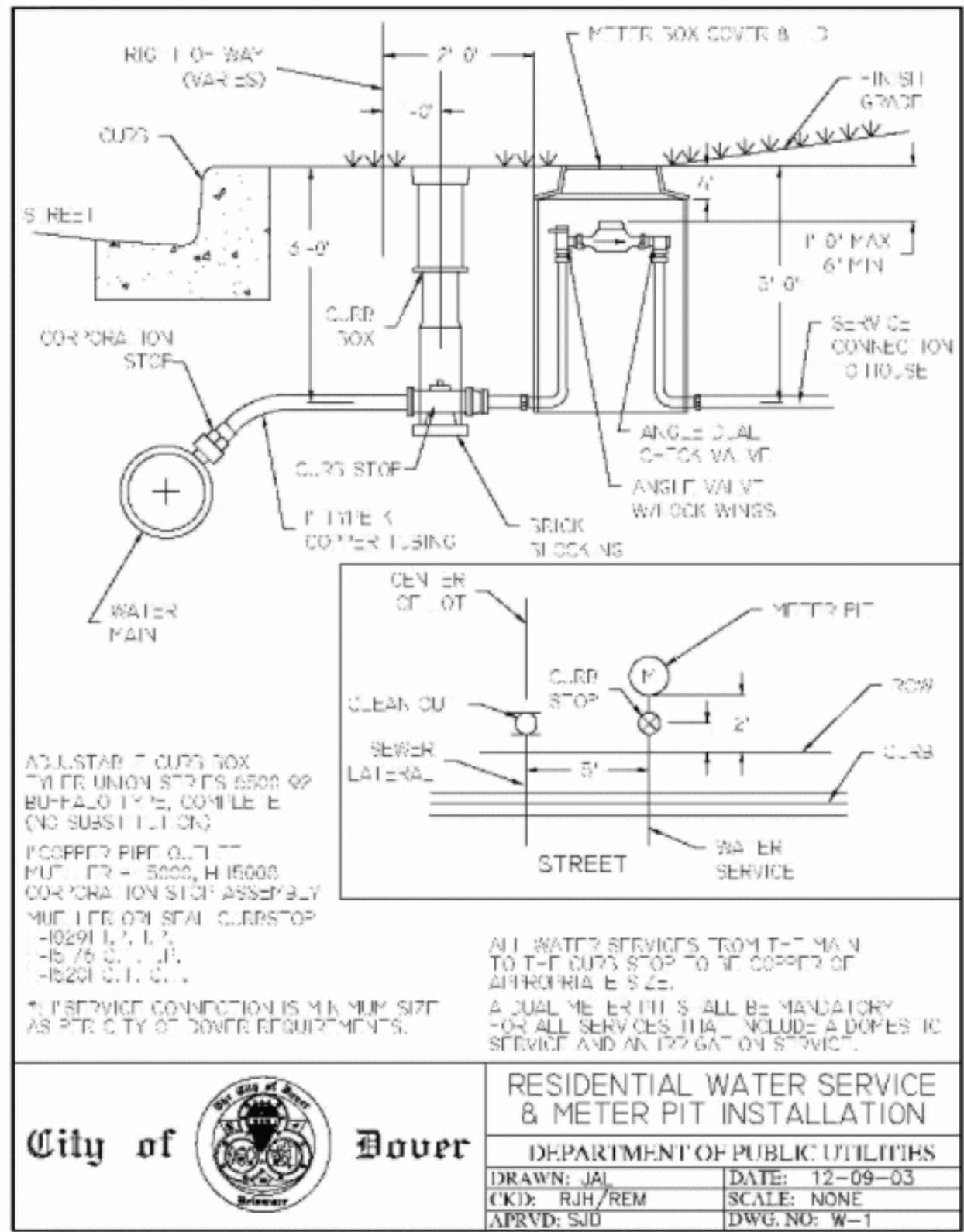
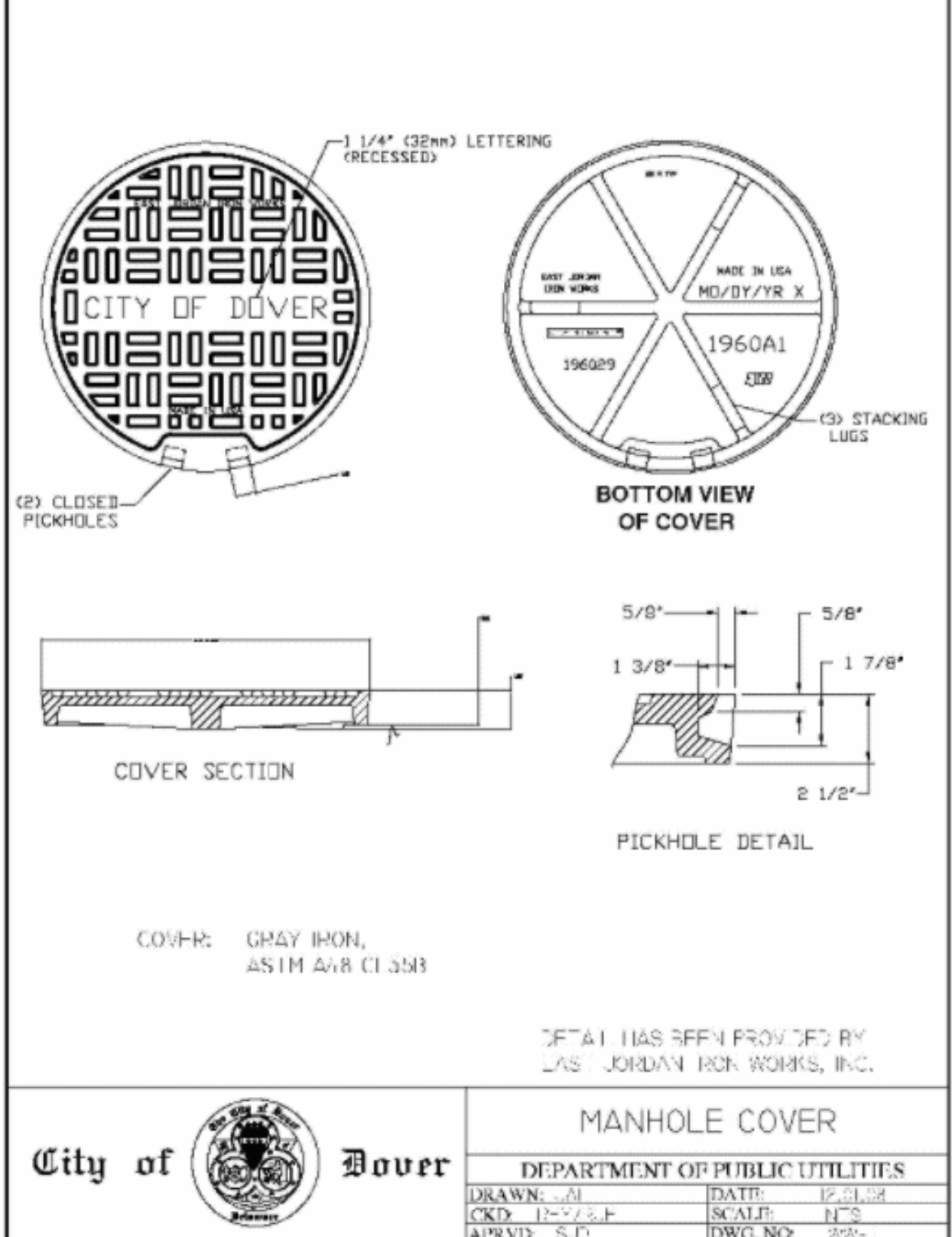
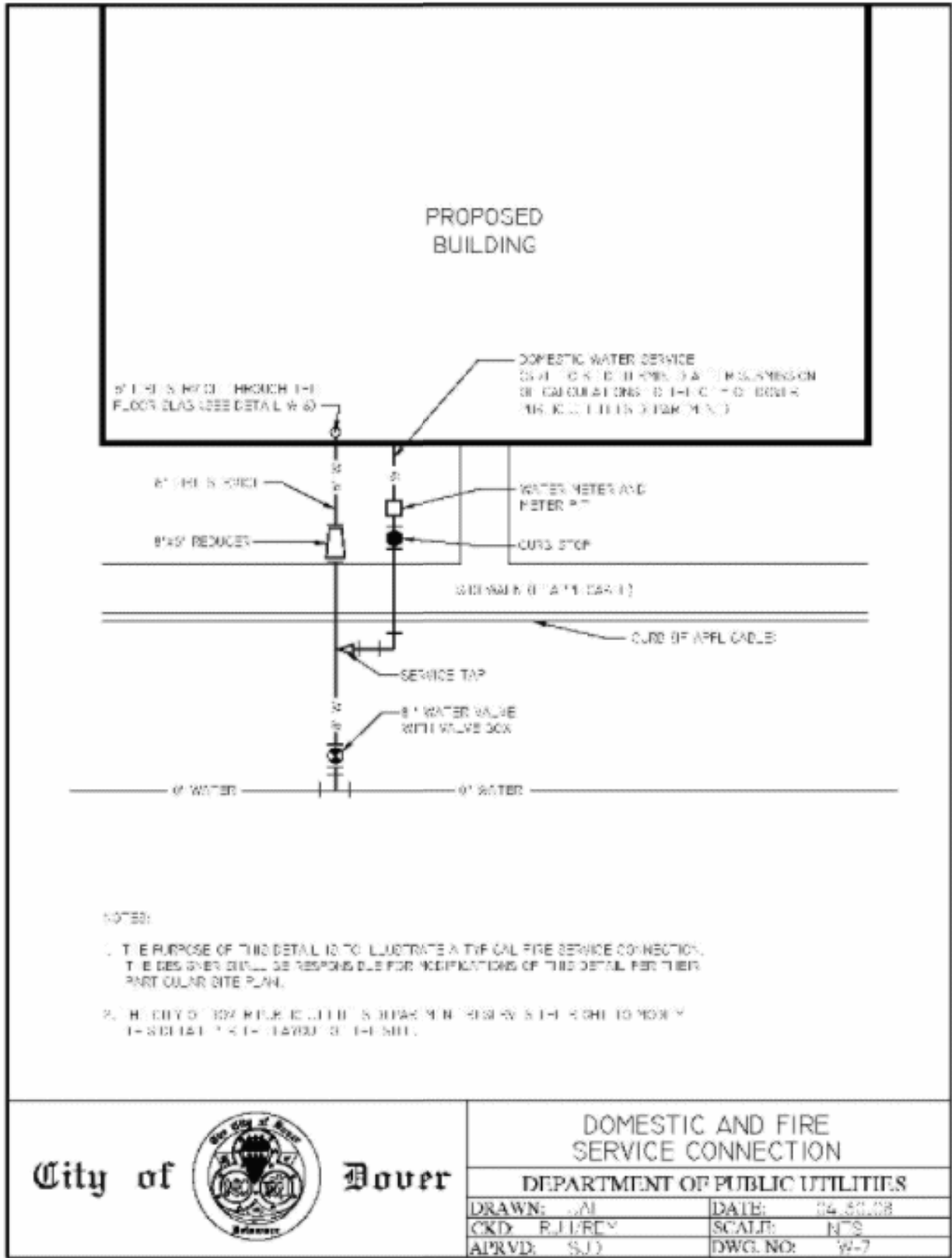
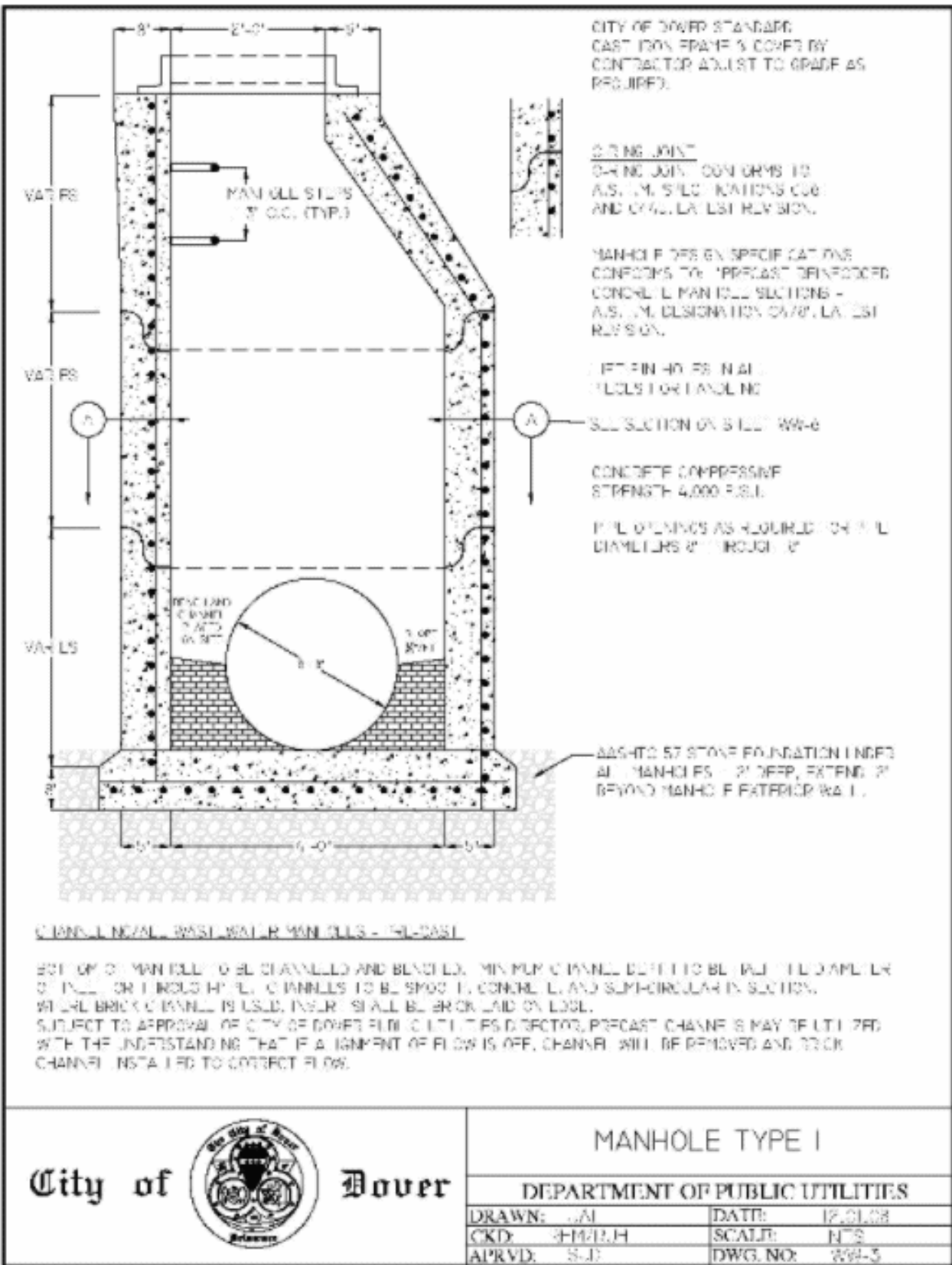
DATE	5/8/2023	SCALE	1" = 60'
JOB NO.		DRAWN BY:	MEN
SHEET:		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

UTILITY PLAN

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	8	16

PROJECT DATUM: NAVD 88



Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

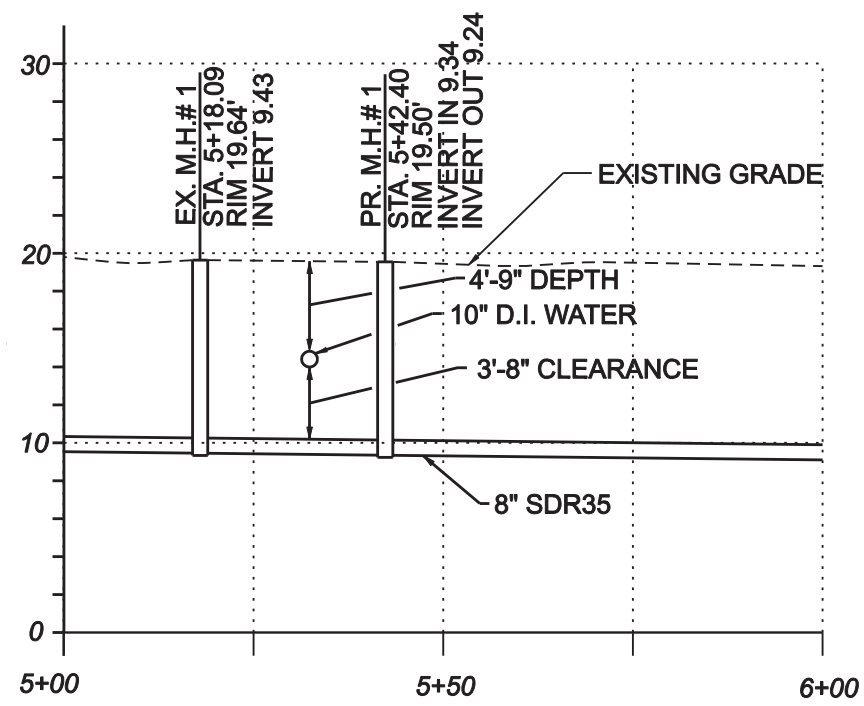
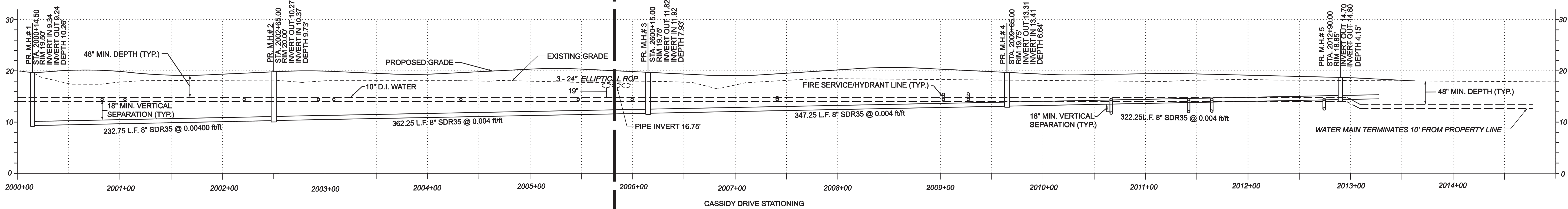
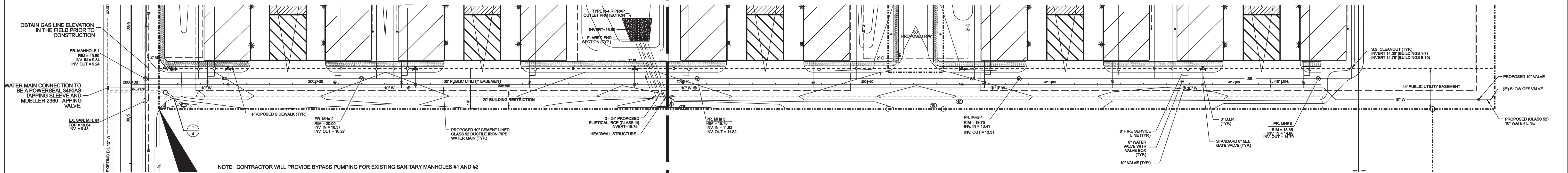
DATE	5/8/2023	SCALE
JOB NO.		DRAWN BY: MEN
		DESIGNED BY:
		APPROVED BY:
DATE		REVISION

WATER / WASTEWATER DETAILS

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	9	16

PROJECT DATUM: NAVD 88



COMPLETED PROPOSED

- WHEN IT IS IMPOSSIBLE TO OBTAIN THE MINIMAL 10 FOOT HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, THE DIVISION OF PUBLIC HEALTH OFFICE OF ENGINEERING MUST SPECIFICALLY APPROVE THE VARIANCE SUPPORTED BY DATA FROM THE DESIGN ENGINEER.
- A MINIMUM BURIAL DEPTH OF 48" MUST BE MAINTAINED FOR ALL WATER AND WASTEWATER LINES.
- AN EXISTING GAS LINE CROSSES THE PROPOSED WATER AND SANITARY SEWER MAINS ALONG LAFFERTY LANE. OBTAIN THE GAS LINE ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION.

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

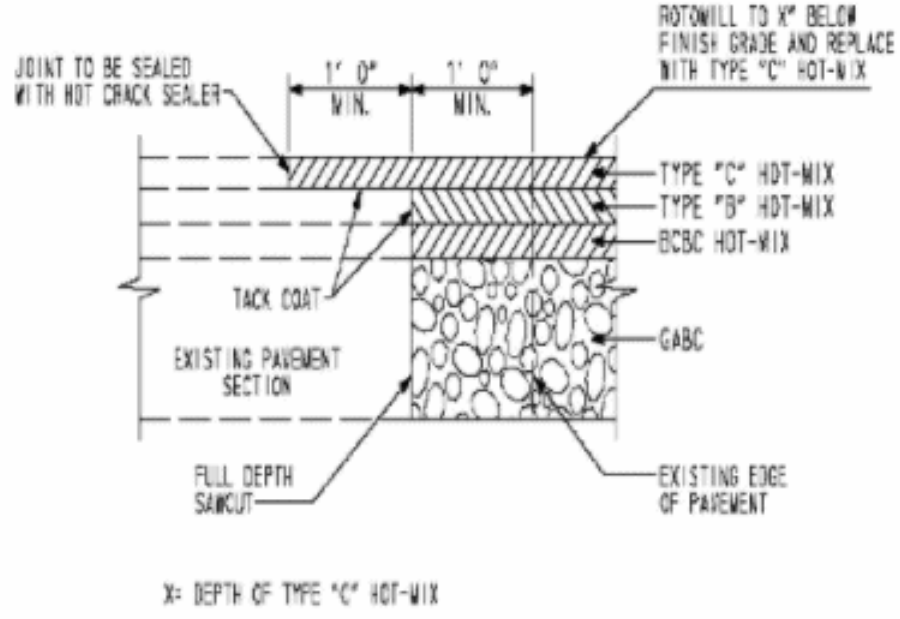
DATE	5/8/2023	SCALE	1" = 50'
JOB NO.		DRAWN BY:	MEN
		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

UTILITY PROFILE

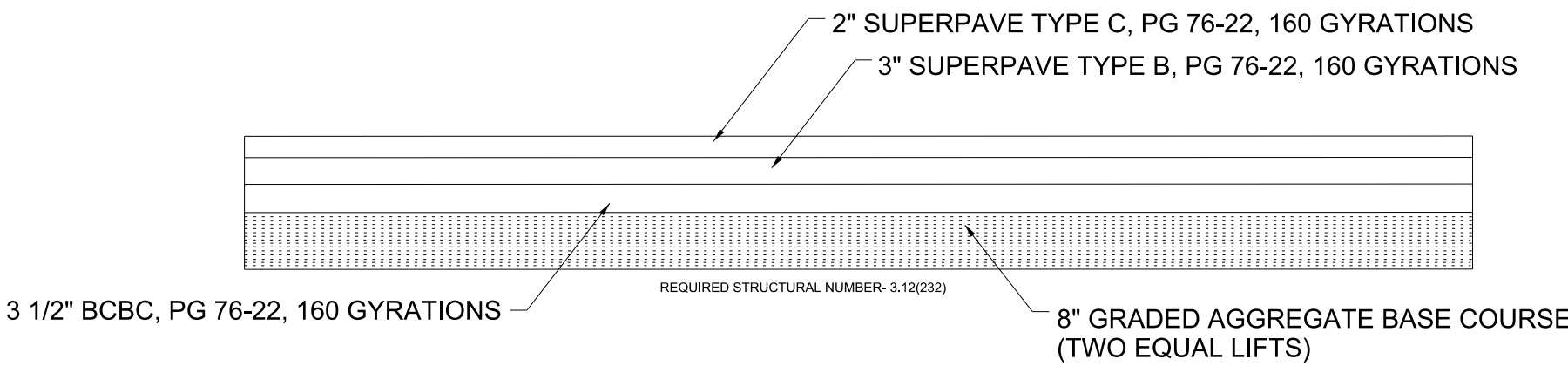
DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	10	16

PROJECT DATUM: NAVD 88

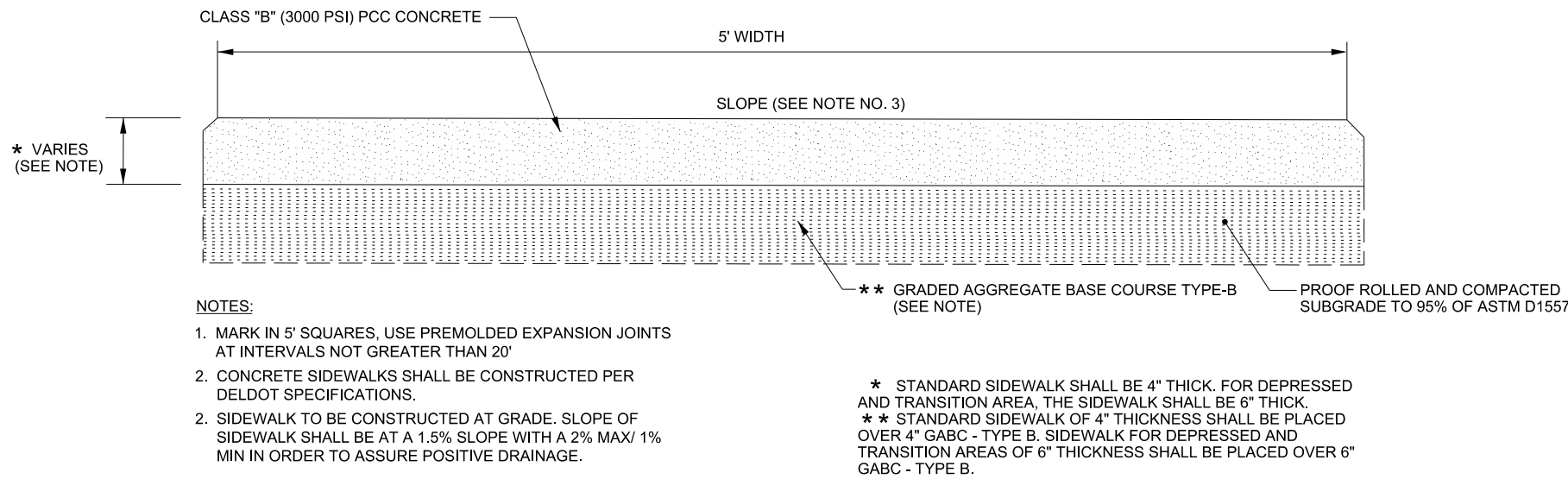


TYPICAL PAVEMENT TIE-IN DETAIL
NOT TO SCALE



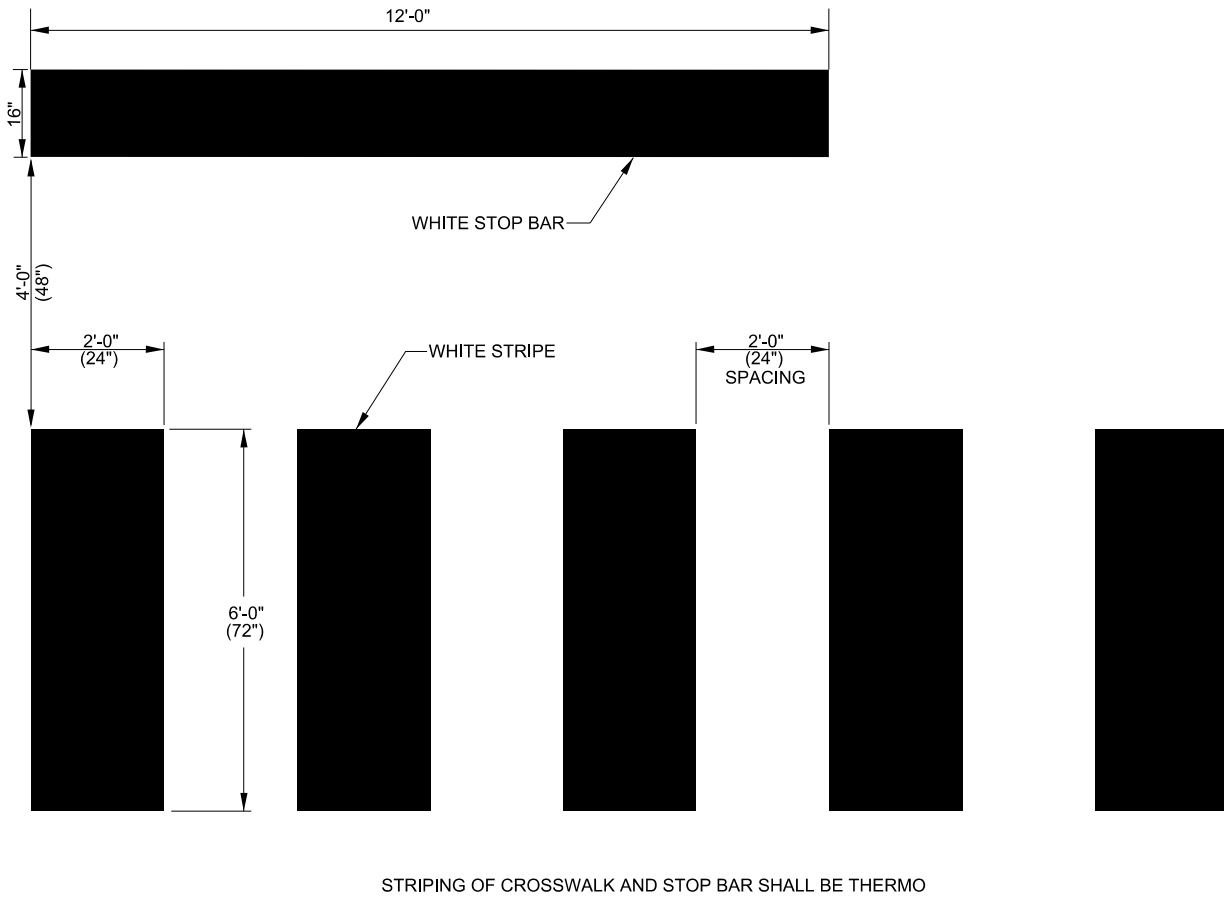
PAVEMENT SECTION - LAFFERTY LANE

NOT TO SCALE



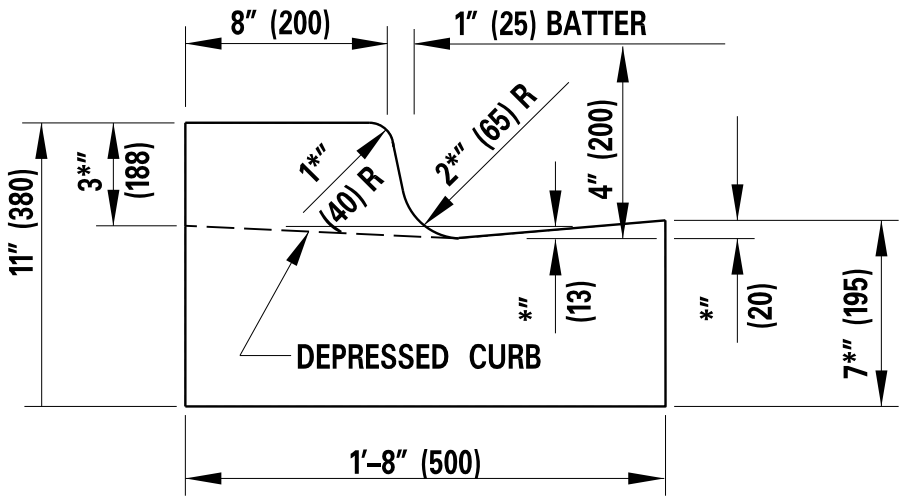
CONCRETE SIDEWALK

NOT TO SCALE



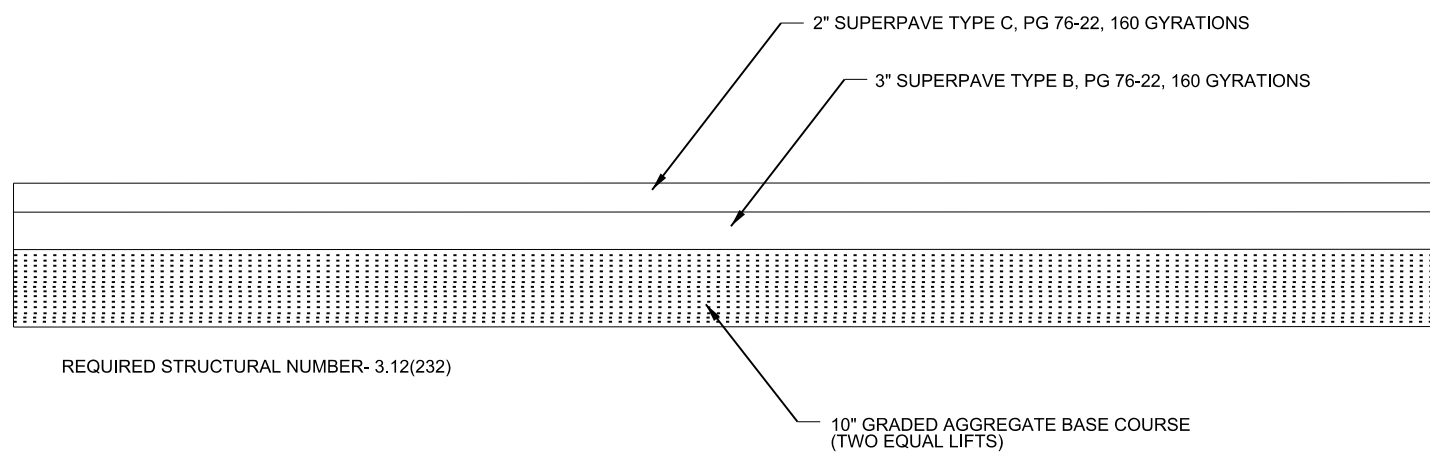
PEDESTRIAN CROSSWALK AND STOP BAR DETAIL

NOT TO SCALE



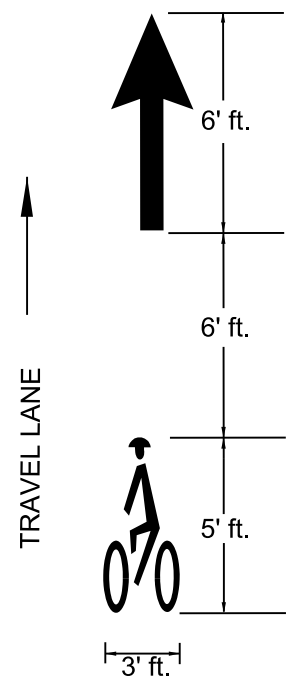
INTEGRAL P.C.C. CURB AND GUTTER

TYPE 3 - MODIFIED



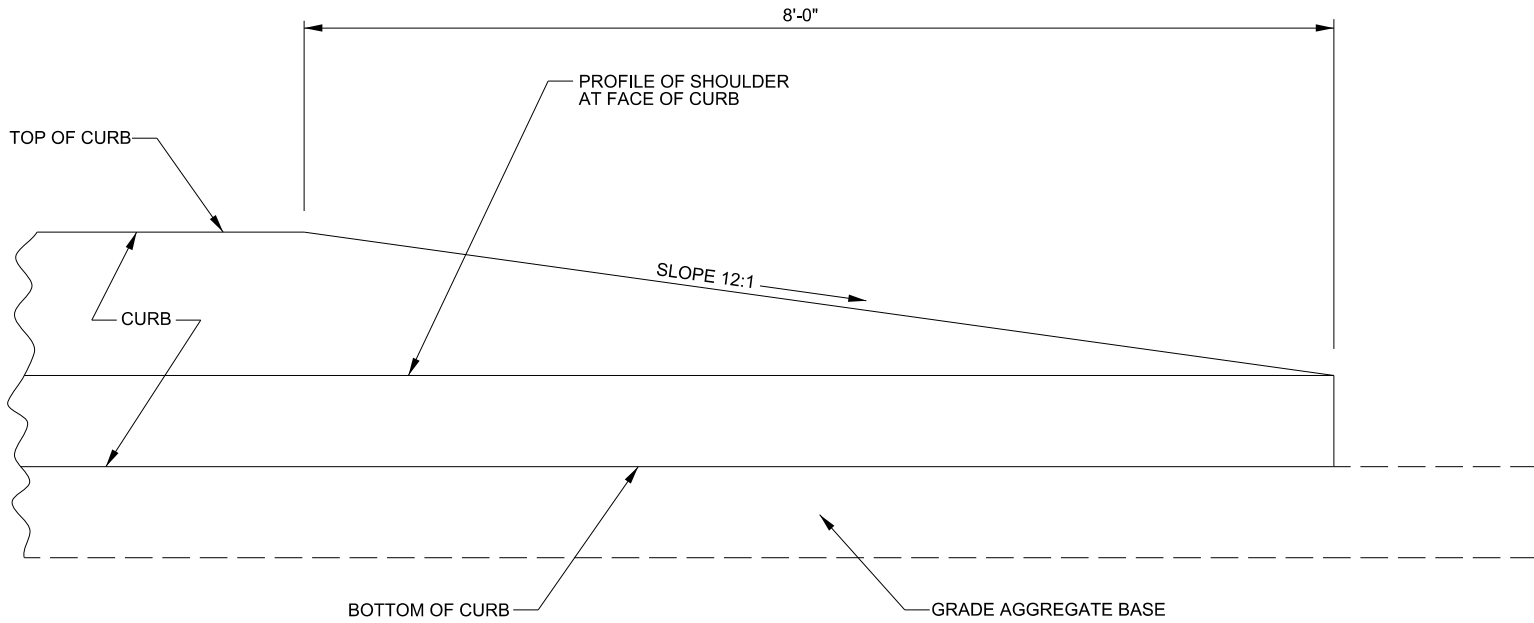
PAVEMENT SECTION - CASSIDY DRIVE

NOT TO SCALE



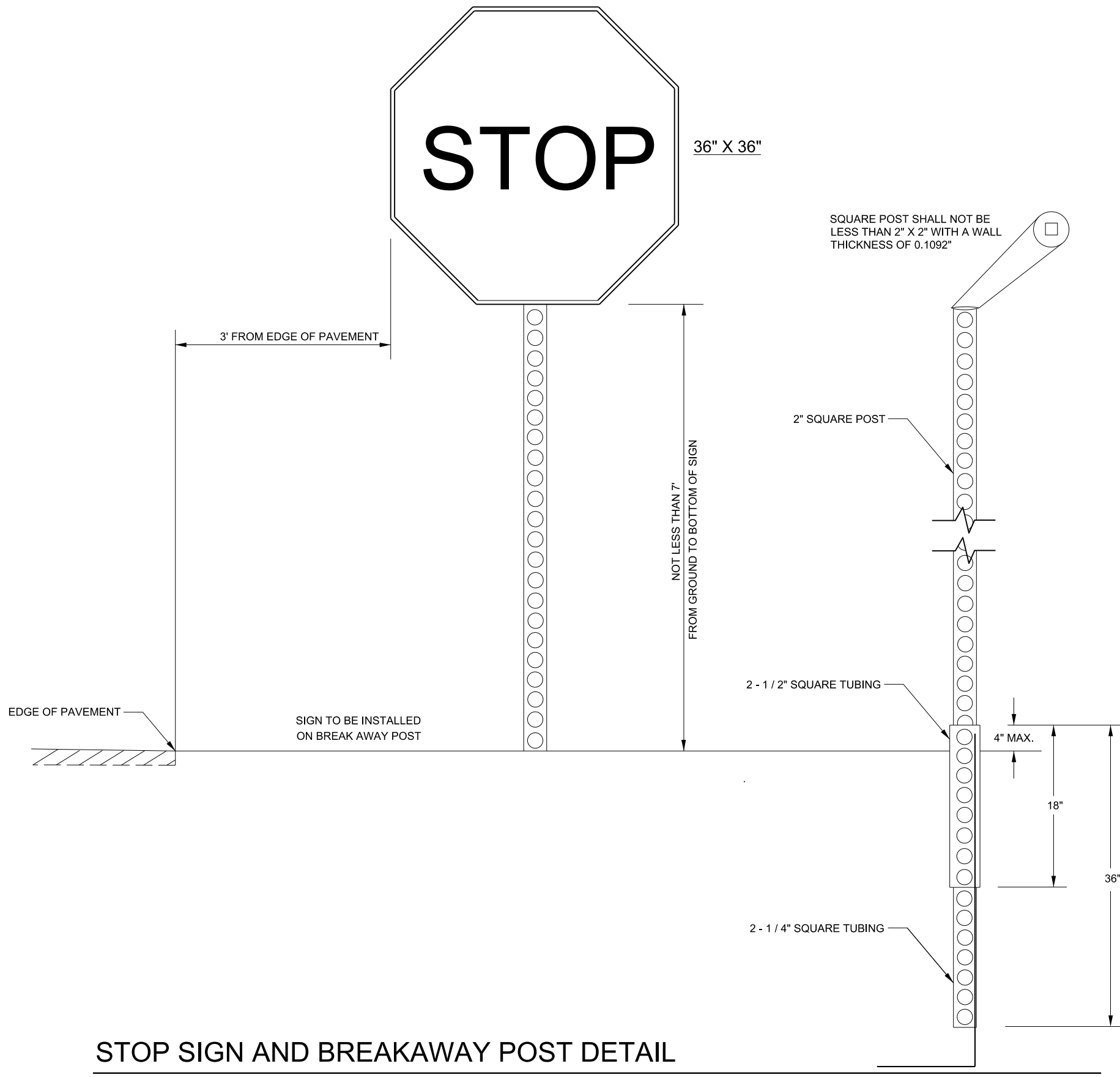
BICYCLE SYMBOL DETAIL

NOT TO SCALE



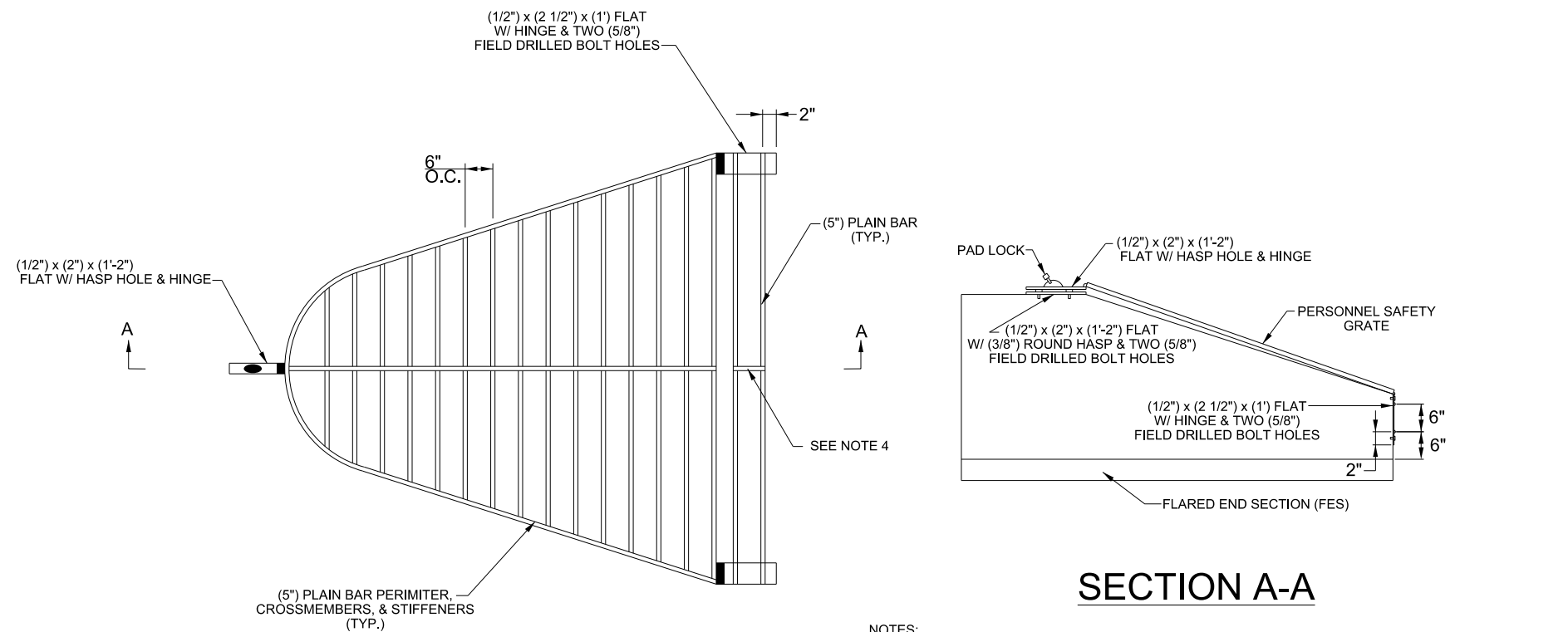
CURB TAPER DETAIL

NOT TO SCALE



STOP SIGN AND BREAKAWAY POST DETAIL

NOT TO SCALE



SECTION A-A

- NOTES:
- PERSONNEL SAFETY GRATES (PSG) SHALL ONLY BE INSTALLED ON THE INLETS OF STORM WATER PIPES (12" OR LARGER IN DIAMETER THAT ARE NOT STRAIGHT FROM THE INLET TO THE OPEN OUTLET, REGARDLESS OF THE LENGTH).
 - THE GRATE SHALL BE MADE TO FIT THE OUTSIDE PERIMETER OF THE FLARED END SECTION (FES) ± 1/2".
 - ALL BOLT HOLES ARE TO BE DRILLED IN THE FIELD.
 - A STIFFENER IS TO BE INSTALLED WHERE TWO OR MORE BARS ARE USED.
 - BOTTOM BAR SHALL BE (6") ABOVE INVERT OF FES.
 - ALL HARDWARE ATTACHED TO CONCRETE SHALL BE ATTACHED USING APPROVED TAMPER PROOF ANCHORS.

FLARED END SAFETY GRATE DETAIL

NOT TO SCALE

ENGINEERS CERTIFICATION

I, GEORGE W SMITH, JR. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LAND SURVEYOR, OR 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 ENGINEERING, SURVEYING, AND/OR ARCHITECTURAL PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

GEORGE W SMITH, JR. DATE PE # 7349 P.E. NO.

Delmarva Land Holdings, LLC

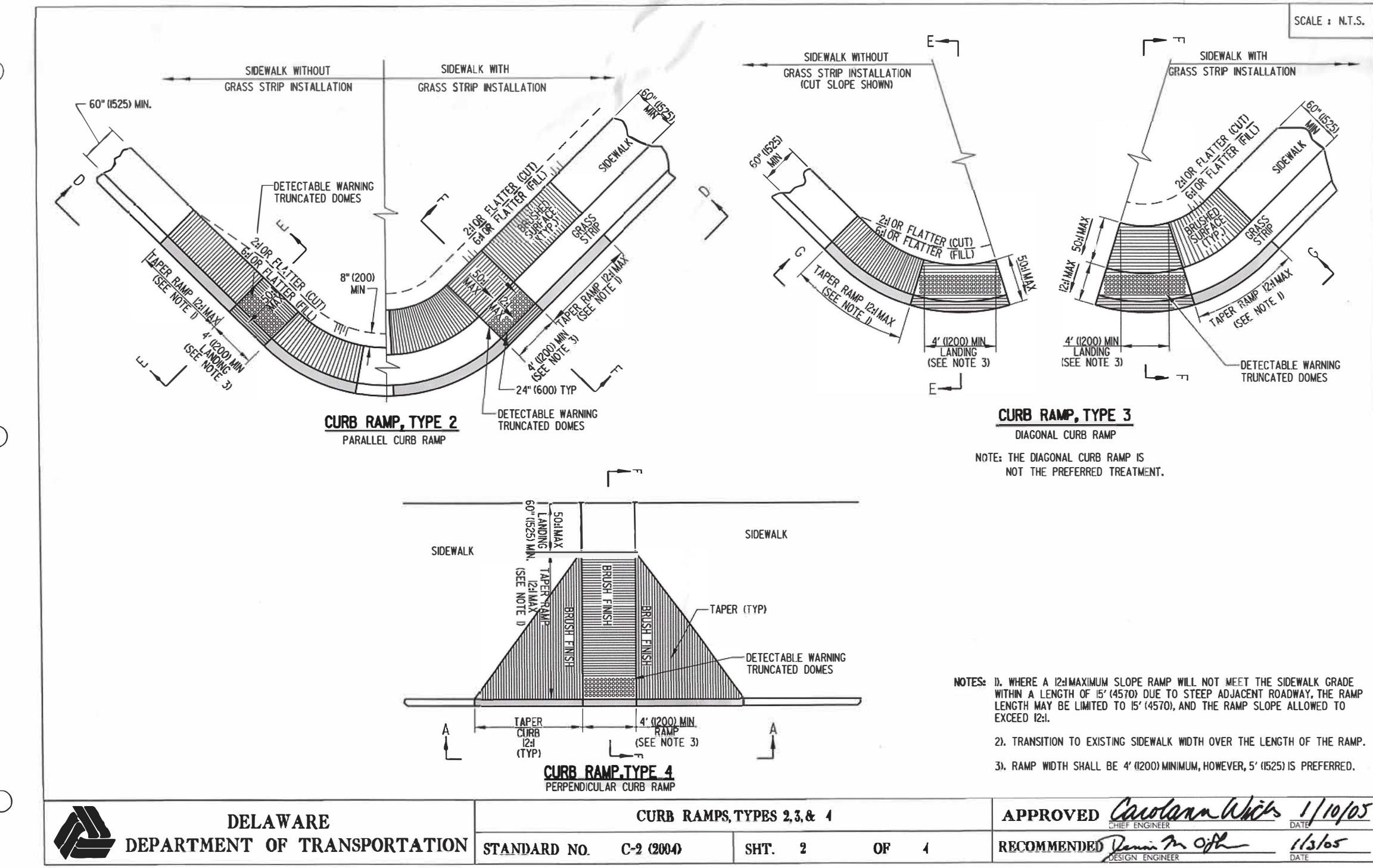
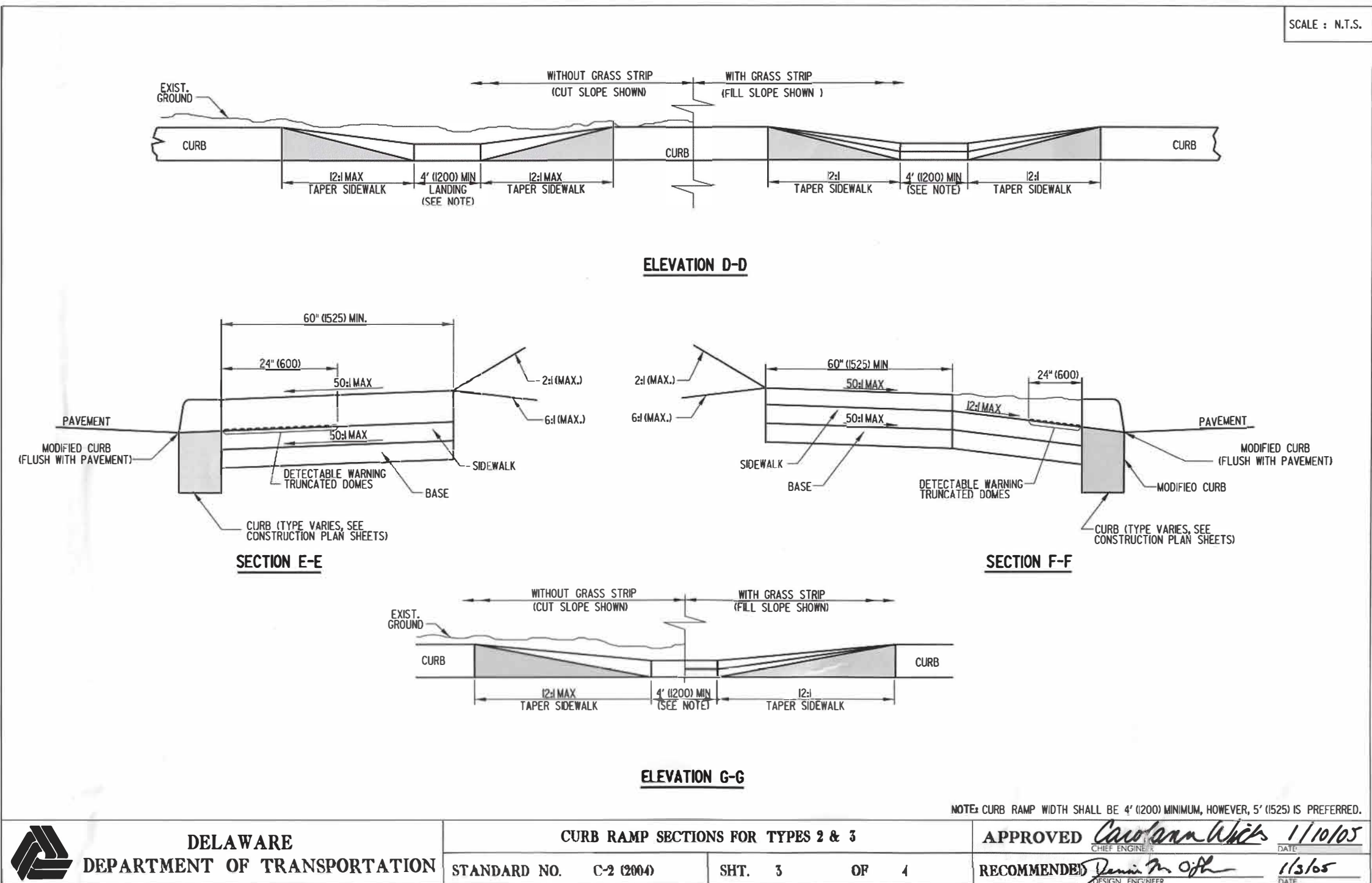
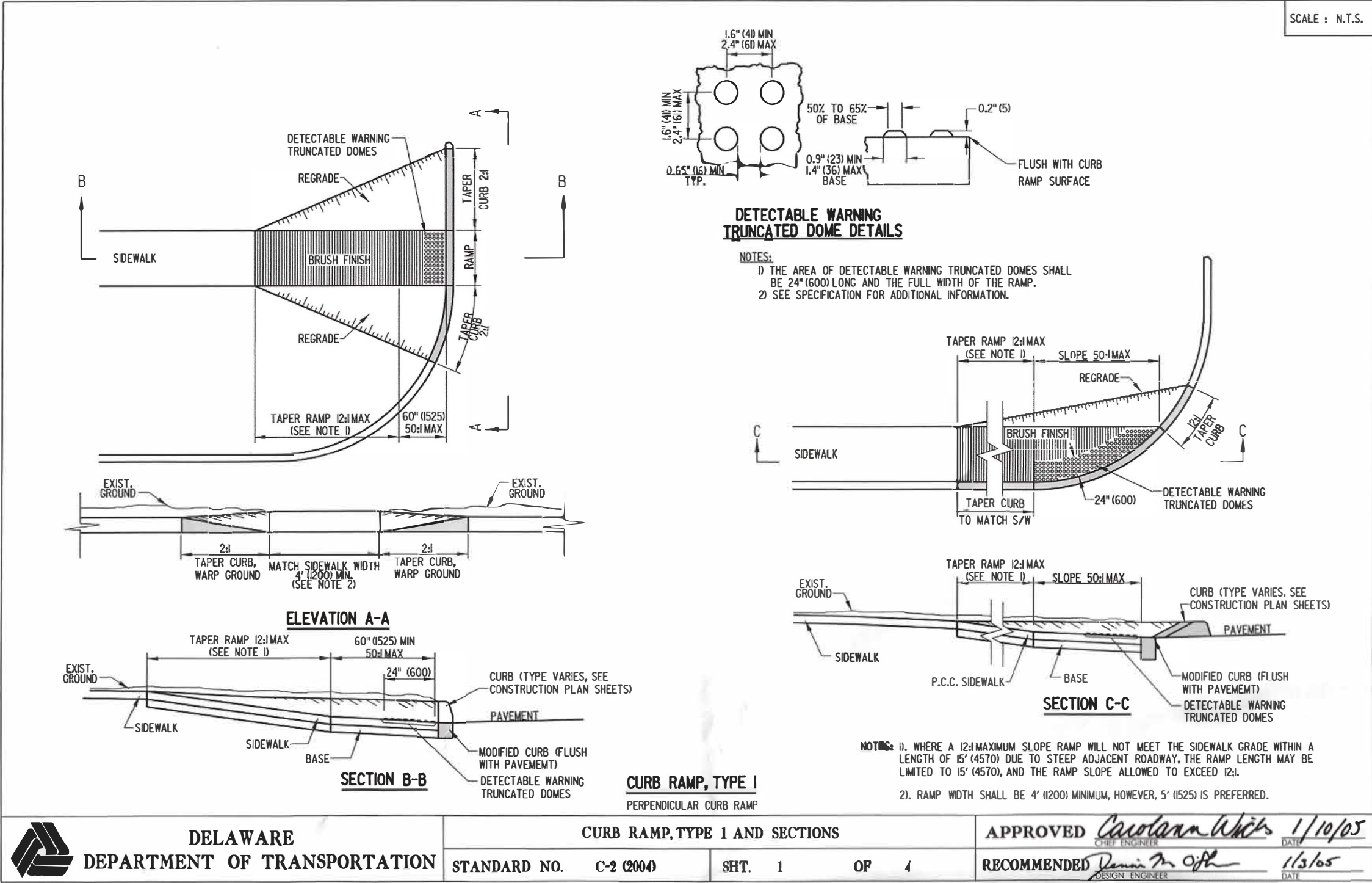
317 N Layton Ave
Wyoming, DE 19934

DATE	5/8/2023	SCALE
JOB NO.		DRAWN BY: MEN
		DESIGNED BY:
		APPROVED BY:
DATE		REVISION

GENERAL CONSTRUCTION DETAILS #1

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

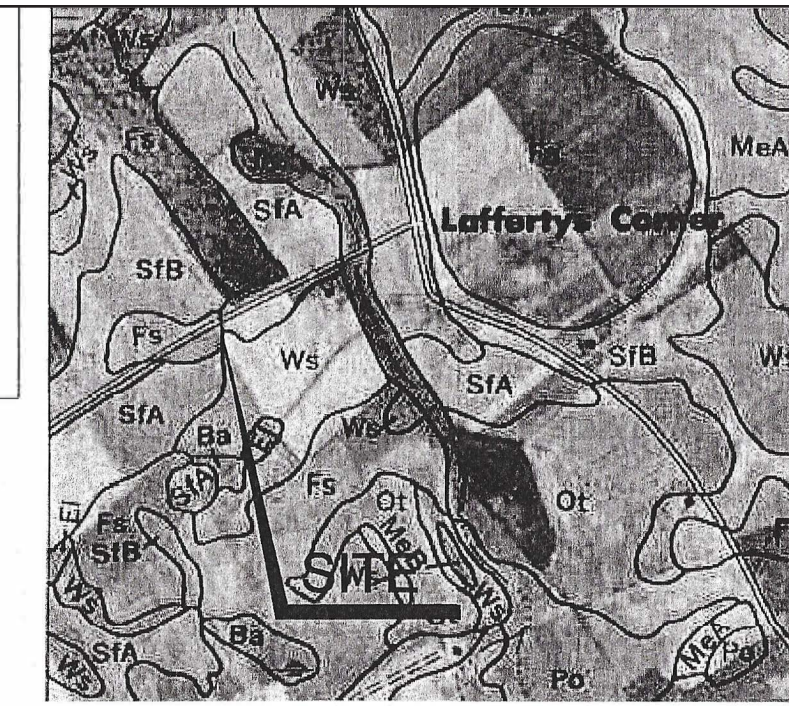
COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	11	16
PROJECT DATUM: NAVD 88		



Delmarva Land Holdings, LLC 317 N Layton Ave Wyoming, DE 19934	DATE	5/8/2023	SCALE	NOT TO SCALE	GENERAL CONSTRUCTION DETAILS 2
	JOB NO.		DRAWN BY:	MEN	
			DESIGNED BY:		
			APPROVED BY:		
	DATE		REVISION		
DELMARVA LAND HOLDINGS, LLC SITE PLAN CITY OF DOVER, DELAWARE KENT ROAD 347					

PHASE 1 TOTAL: 5.87 ACRES
PHASE 2 TOTAL: 4.13 ACRES

LIMIT OF DISTURBANCE

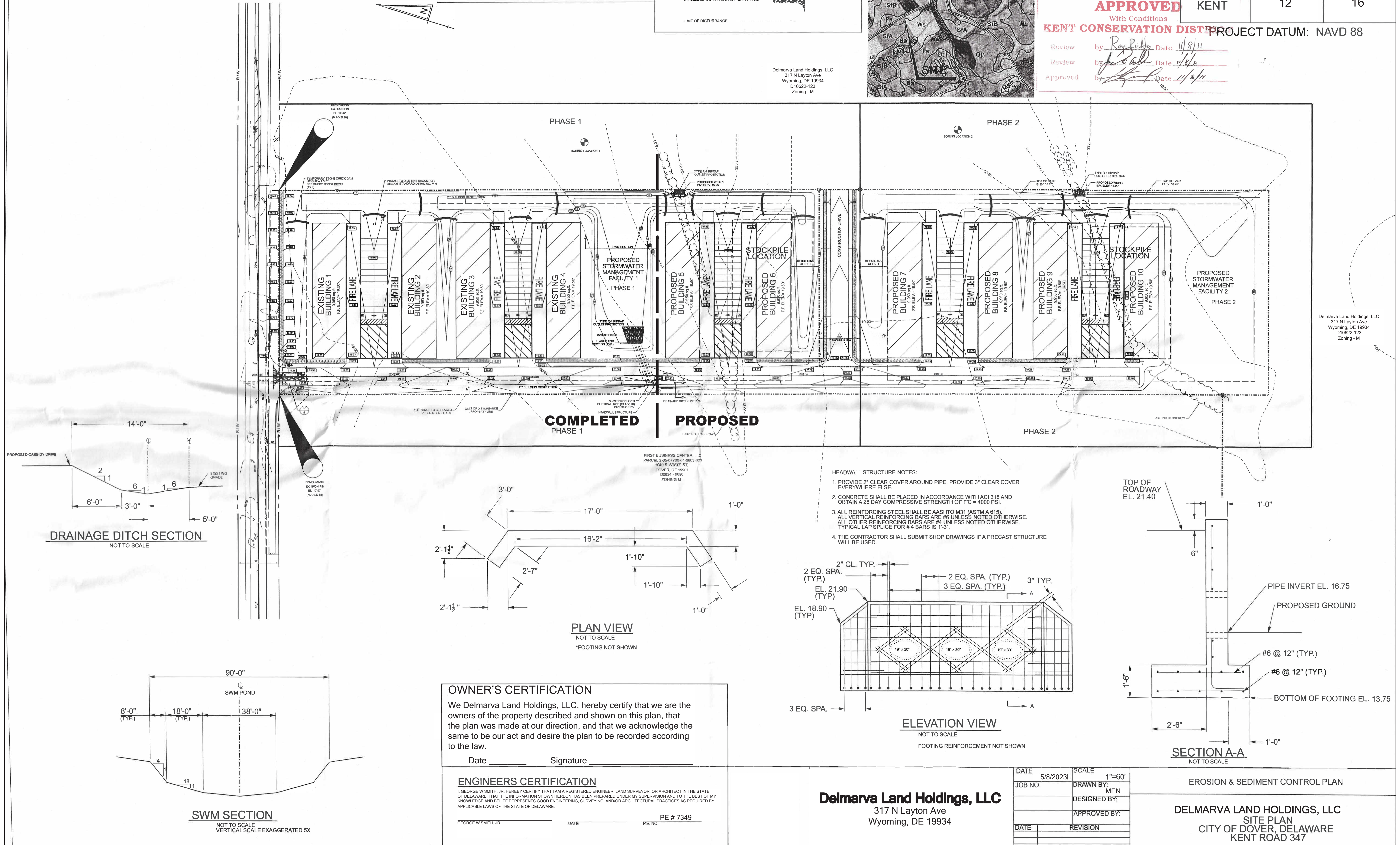


Approved by [Signature] Date 11/8/11

16

317 N Layton Ave
Wyoming, DE 19934

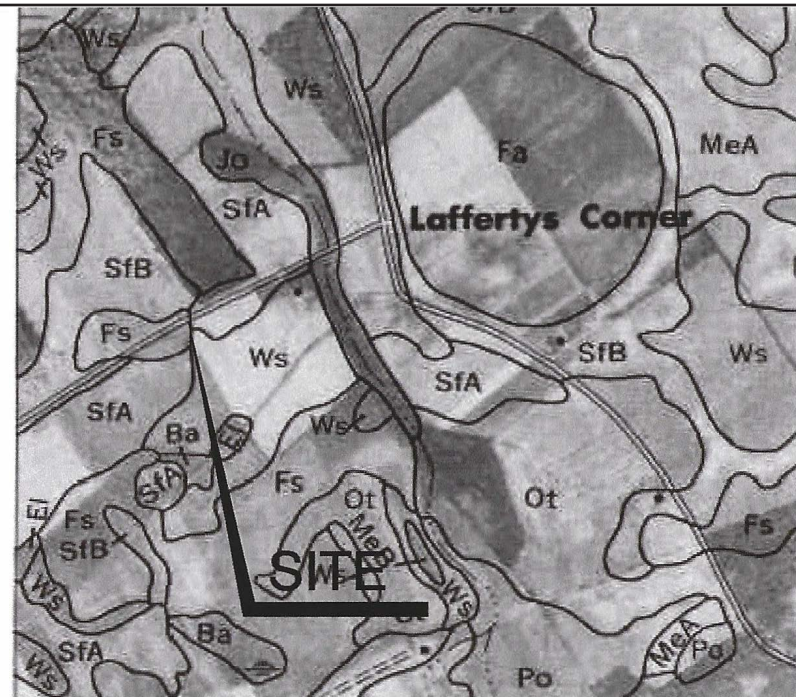
DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347



SWM MAINTENANCE AGREEMENT
THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON-SITE, INCLUDING THE STORM DRAINAGE SYSTEMS, DITCHES, SWALFS, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER.
AREA OF DISTURBANCE
PHASE 1 TOTAL: 5.87 ACRES
PHASE 2 TOTAL: 4.13 ACRES

EROSION SEDIMENT CONTROL LEGEND

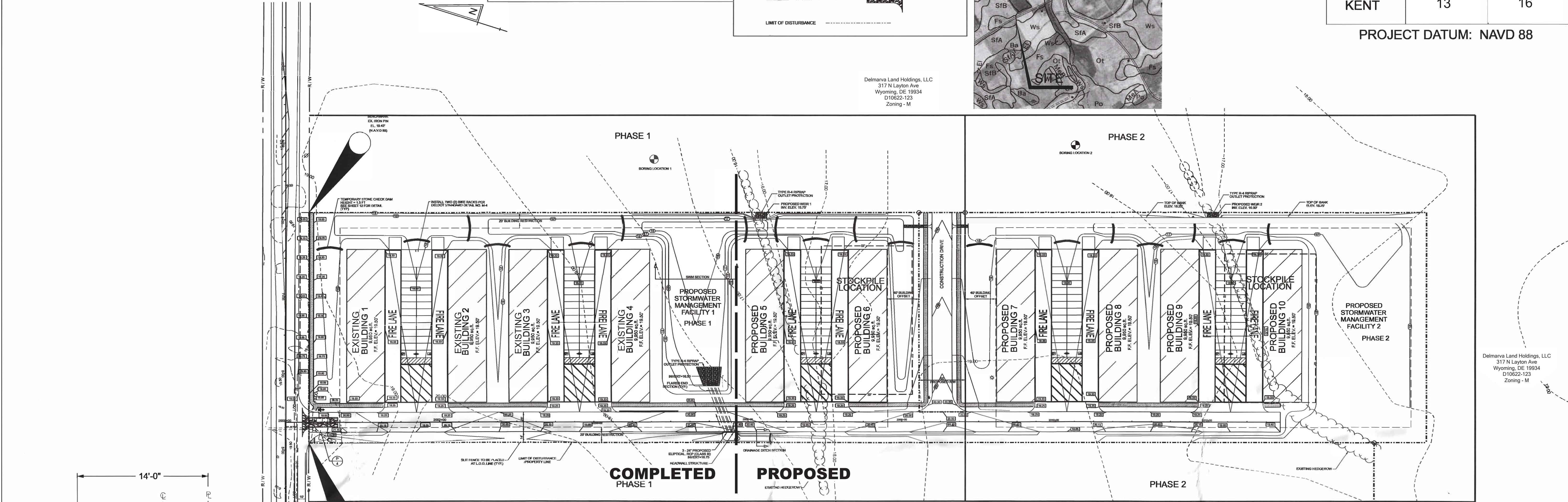
SILT FENCE TO BE PLACED AT L.O.D.
STABILIZED CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE



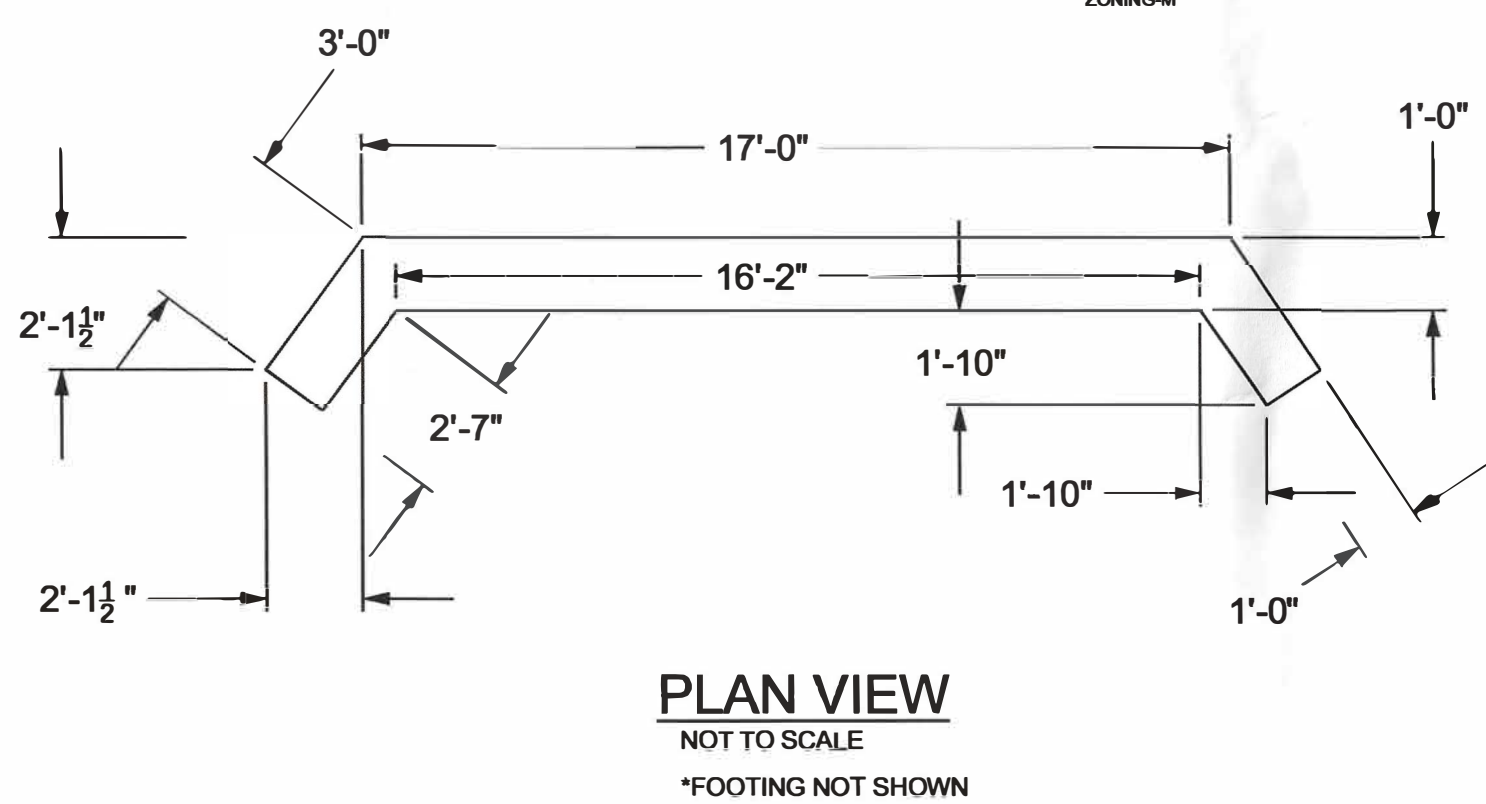
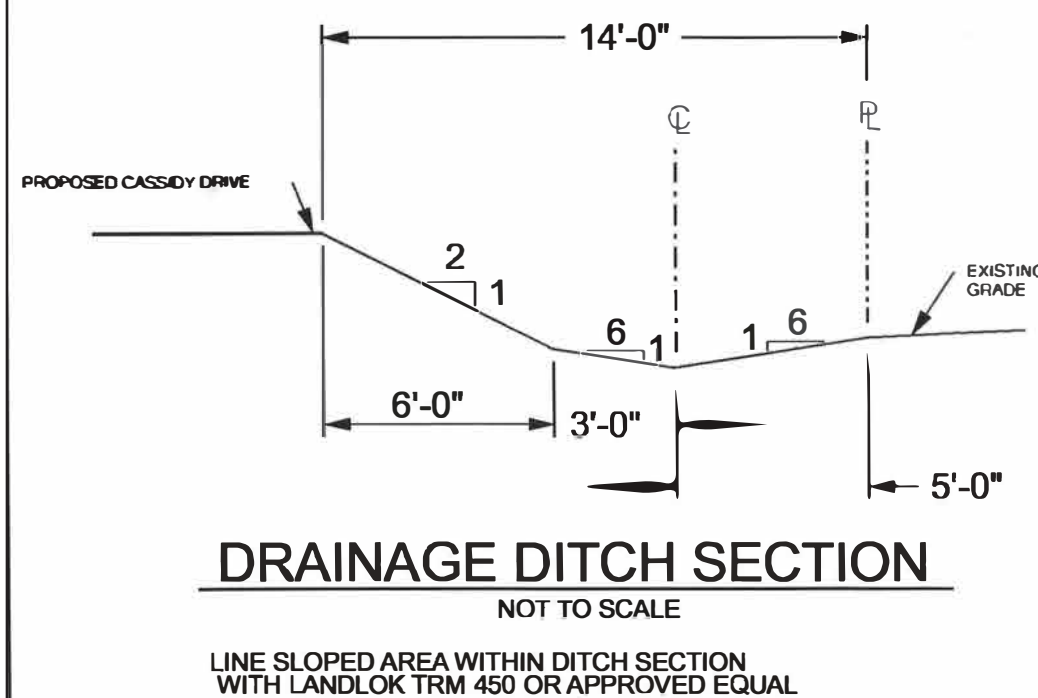
COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	13	16

PROJECT DATUM: NAVD 88

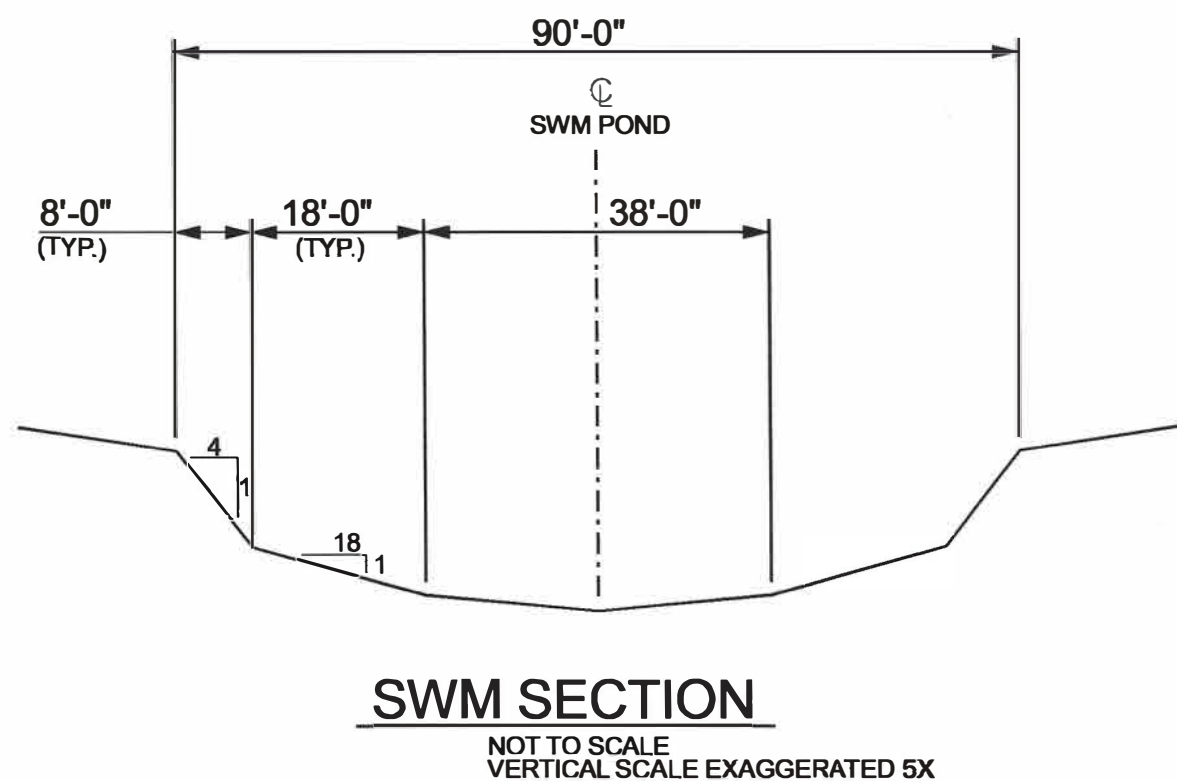
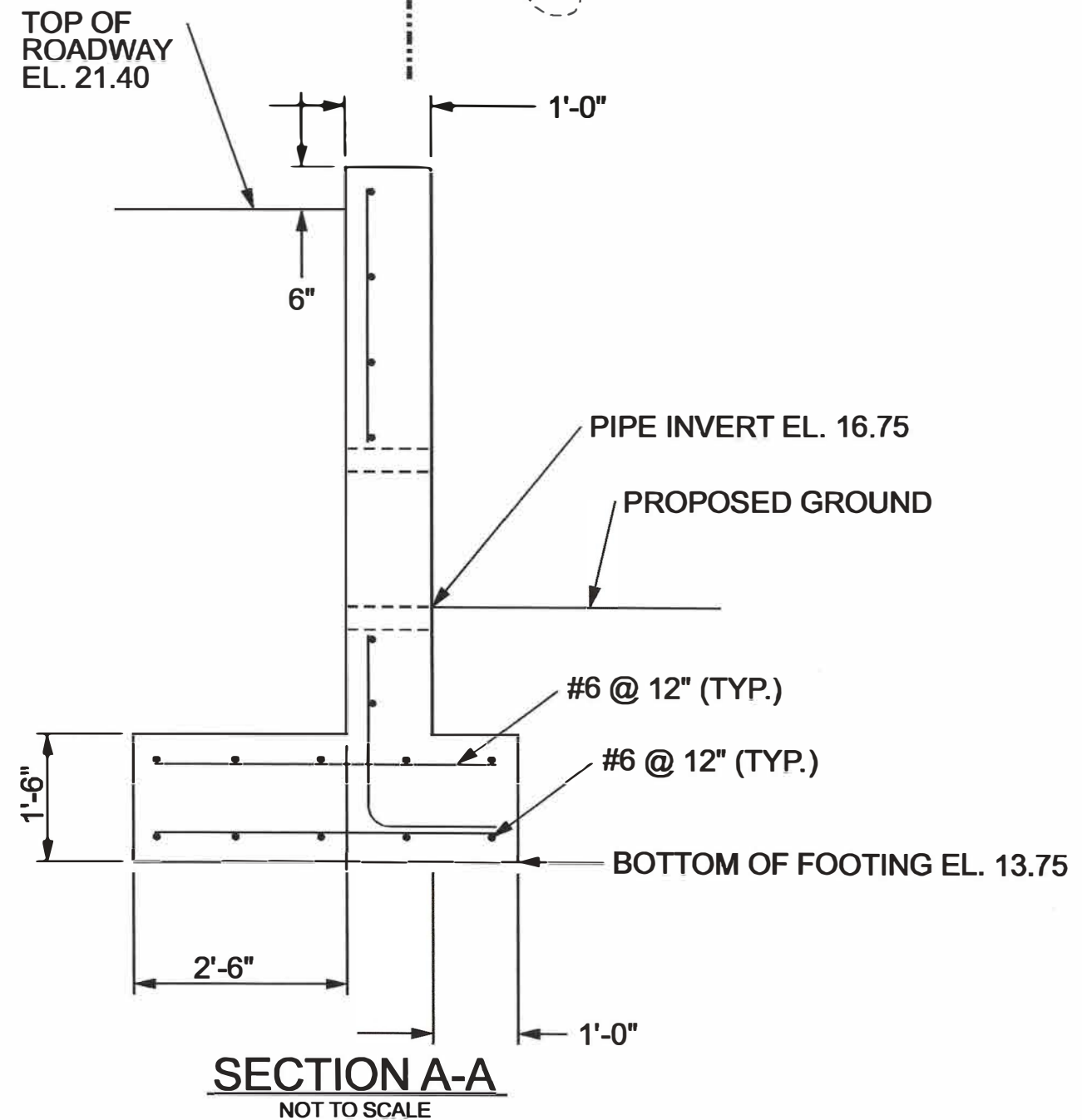
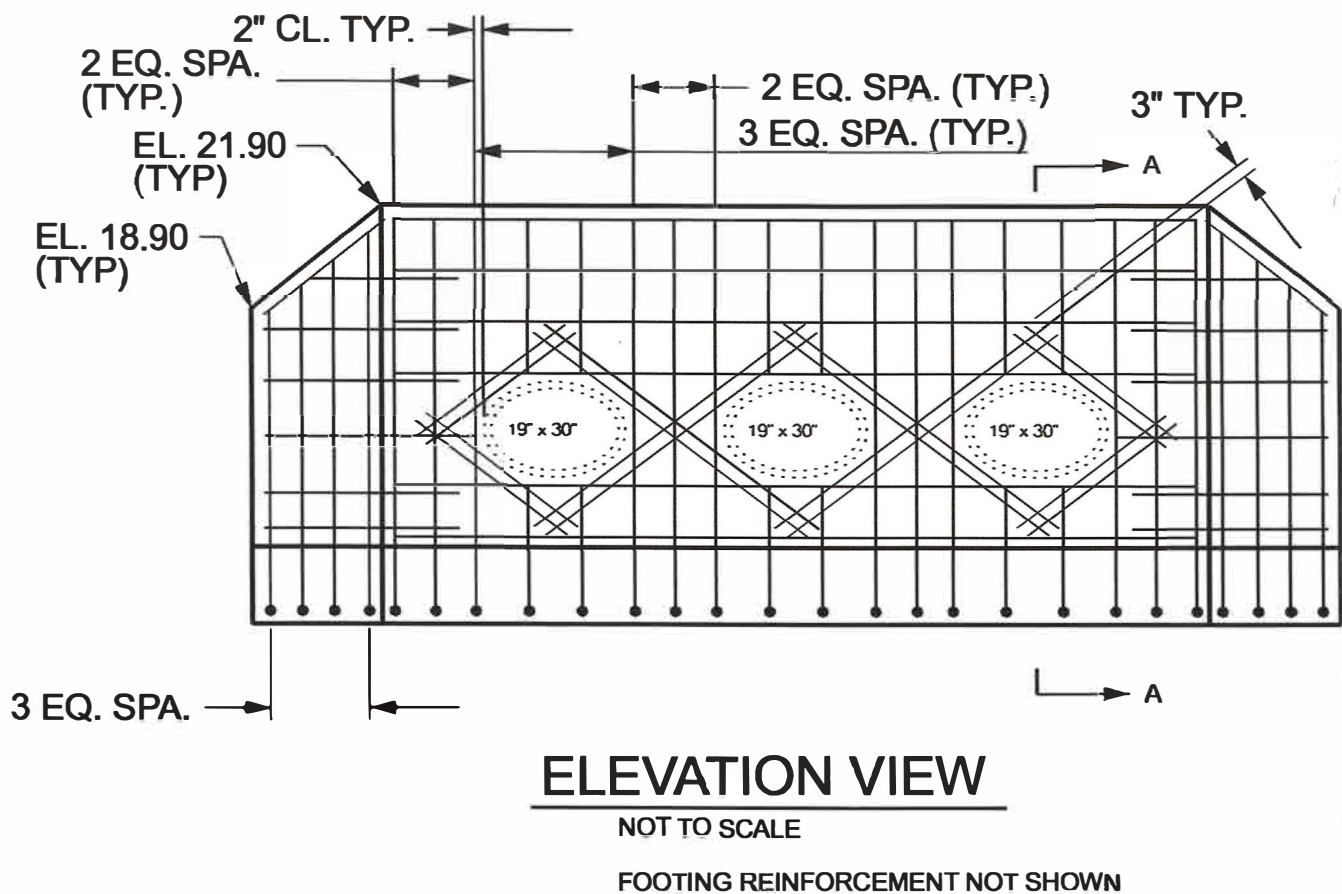
Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10622-123
Zoning - M



Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10622-123
Zoning - M



- HEADWALL STRUCTURE NOTES:**
1. PROVIDE 2" CLEAR COVER AROUND PIPE. PROVIDE 3" CLEAR COVER EVERYWHERE ELSE.
 2. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318 AND OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF FC = 4000 PSI.
 3. ALL REINFORCING STEEL SHALL BE AASHTO M31 (ASTM A615). ALL VERTICAL REINFORCING BARS ARE #6 UNLESS NOTED OTHERWISE. ALL OTHER REINFORCING BARS ARE #4 UNLESS NOTED OTHERWISE. TYPICAL LAP SPLICE FOR #4 BARS IS 1'-3".
 4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IF A PRECAST STRUCTURE WILL BE USED.



OWNERS CERTIFICATION
I, GEORGE W SMITH, JR. HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY 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 THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____
Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934
D10622-123

ENGINEERS CERTIFICATION
I, GEORGE W SMITH, JR. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LAND SURVEYOR, OR 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 ENGINEERING, SURVEYING, AND/OR ARCHITECTURAL PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

GEORGE W SMITH, JR. _____ DATE _____ P.E. NO. _____
PE # 7349

Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

DATE	5/8/2023	SCALE	1"=60'
JOB NO.		DRAWN BY:	MEN
		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

EROSION & SEDIMENT CONTROL PLAN

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347

STABILIZATION AND SEEDING NOTES:

- PERMANENT SEEDING :
 - SHALL BE CONDUCTED YEAR AROUND.
 - SEED BED PREPARATION : APPLY 1000 LBS. OF 10-10 FERTILIZER PER ACRE. HARROW OR DISC INTO SOIL TO A DEPTH OF 3 TO 4 INCHES. APPLY PULVERIZED GROUND LIMESTONE AT A RATE OF 2 TONS PER ACRE.
- SEED :
 - APPLY 2.3 LBS. PER 1000 SQ.FT., OR 100 LBS/ACRE OF KENTUCKY 31 TALL FESCUE ON A MOIST SEED BED WITH SUITABLE EQUIPMENT.
 - MINIMUM COVER (1/4 INCH). APPLY ONE BUSHEL OF SMALL GRAIN SEED (WHEAT, BARLEY, RYE, ETC.) PER ACRE.
 - IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNWEATHERED SMALL GRAIN STRAW AT A RATE OF (1 1/2) TO 2 TONS PER ACRE. MULCH TO BE ANCHORED WITH ANCHORING TOOL OR SYNTHETIC BINDER (APPROVED BY KENT CONSERVATION DISTRICT).
 - ALL AREAS TO BE PERMANENTLY SEEDED SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- MULCH :
 - IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNWEATHERED SMALL GRAIN STRAW AT A RATE OF (1 1/2) TO 2 TONS PER ACRE. MULCH TO BE ANCHORED WITH ANCHORING TOOL OR SYNTHETIC BINDER (APPROVED BY KENT CONSERVATION DISTRICT).
 - ALL AREAS TO BE PERMANENTLY SEEDED SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- TOPSOIL :
 - ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL MATTING.
- TEMPORARY STABILIZATION :
 - PROVIDE SEED BED SAME AS 1-B ABOVE.
 - PROVIDE TEMPORARY SEEDING AT A RATE OF 150 LBS. PER ACRE ANNUAL RYE SEED.
 - MULCH SAME AS 1-D ABOVE.
- IF TEMPORARY STABILIZATION IS REQUIRED, PERMANENT SEEDING SHALL BE PERFORMED AS SOON AS POSSIBLE.
- ALL FILL SLOPE AREAS SHOWN ON PLAN ARE TO BE STABILIZED AS PER STATEMENT 1 OR 2 ABOVE IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS FOR THESE SLOPES.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL MATTING.

CONSTRUCTION SCHEDULE FOR EROSION AND SEDIMENT CONTROL

- NOTIFY KENT CONSERVATION DISTRICT TO ARRANGE AND HOLD A PRE-CONSTRUCTION MEETING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL STONE CONSTRUCTION ENTRANCE, PERIMETER CONTROLS AND INLET PROTECTION AT THE LOCATIONS SHOWN ON THE SITE PLAN. NOTIFY THE KENT CONSERVATION DISTRICT FOR INSPECTION BEFORE PROCEEDING.
- CLEAR AND GRUB AREAS NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- PHASE 1
- INSTALL OUTFALL STRUCTURE WEIR #1.
- CONSTRUCT MAIN BODY OF SWM FACILITY #1.
- INSTALL 3-24" ELLIPTICAL REINFORCED CONCRETE PIPES (TYPE III) AND HEADWALL AND TIE INTO EXISTING DITCH.
- STABILIZE SWM #1 FACILITIES.
- INSTALL CURB, FINAL GRADE ROADWAY, PARKING AREA AND INSTALL CRUSHER RUN AS SPECIFIED IN THE CONSTRUCTION DRAWINGS. CONTRACTOR MUST OBTAIN KENT CONSERVATION DISTRICT STANDARD PERMIT FOR GRADING PRIOR TO BUILDING CONSTRUCTION.
- COMMENCE AND COMPLETE BUILDING CONSTRUCTION AND SITE GRADING.
- EXCAVATE BIOSWALES 1 AND 2 PER THE APPROVED PLANS. STORE EXCAVATED MATERIAL AT APPROVED TEMPORARY STOCKPILE LOCATIONS.
- STABILIZE BIOSWALES 1 AND 2 INCLUDING TEMPORARY CHECK DAMS PER THE APPROVED DEVICES SHOWN IN THE DETAILS.
- TOPSOIL SEED AND STABILIZE ALL DISTURBED AREAS, AS PER SEEDING NOTES.
- SUBMIT AS-BUILT DRAWINGS AND CALCULATIONS OF THE STORM WATER MANAGEMENT FACILITY TO KENT CONSERVATION DISTRICT FOR FINAL APPROVAL.
- PER CITY OF DOVER PLANNING DEPARTMENT, CONSTRUCTION DRIVE DOES NOT NEED TO BE BUILT UNTIL AFTER THE THIRD BUILDING IS CONSTRUCTED.

PHASE 2

- INSTALL OUTFALL STRUCTURE WEIR #2.
- CONSTRUCT MAIN BODY OF SWM FACILITY #2.
- STABILIZE SWM #2 FACILITIES.
- INSTALL CURB, FINAL GRADE ROADWAY, PARKING AREA AND INSTALL CRUSHER RUN AS SPECIFIED IN THE CONSTRUCTION DRAWINGS. CONTRACTOR MUST OBTAIN KENT CONSERVATION DISTRICT STANDARD PERMIT FOR GRADING PRIOR TO BUILDING CONSTRUCTION.
- COMMENCE AND COMPLETE BUILDING CONSTRUCTION AND SITE GRADING.
- EXCAVATE BIOSWALE 3 PER THE APPROVED PLANS. STORE EXCAVATED MATERIAL AT APPROVED TEMPORARY STOCKPILE LOCATIONS.
- STABILIZE BIOSWALE 3 INCLUDING TEMPORARY CHECK DAMS PER THE APPROVED DEVICES SHOWN IN THE DETAILS.
- TOPSOIL SEED AND STABILIZE ALL DISTURBED AREAS, AS PER SEEDING NOTES.
- SUBMIT AS-BUILT DRAWINGS AND CALCULATIONS OF THE STORM WATER MANAGEMENT FACILITY TO KENT CONSERVATION DISTRICT FOR FINAL APPROVAL.

SITE POLLUTION PREVENTION NOTES

1. MATERIAL INVENTORY

DOCUMENT THE STORAGE AND USE THE FOLLOWING MATERIALS:

- CONCRETE
 - DETERGENTS
 - PAINTS (ENAMEL AND LATEX)
 - CLEANING SOLVENTS
 - PESTICIDES
 - WOOD SCRAPS
 - FERTILIZERS
 - PETROLEUM BASED PRODUCTS
- GOOD HOUSEKEEPING PRACTICES

- STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL LABELED CONTAINERS AND COVERED.
- SUBSTANCES SHALL NOT BE MIXED.
- WHEN POSSIBLE, ALL OF A PRODUCT SHALL BE USED PRIOR TO DISPOSAL OF THE CONTAINER.
- MANUFACTURER'S INSTRUCTIONS FOR DISPOSAL SHALL BE STRICTLY ADHERED TO.
- THE SITE FOREMAN SHALL DESIGNATE SOMEONE TO INSPECT ALL BMP'S DAILY.

3. WASTE MANAGEMENT PRACTICES

- ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED DUMPSTERS IN A LOCATION THAT DOES NOT DRAIN TO A WATERBODY.
- WASTE MATERIALS SHALL BE SALVAGED AND/OR RECYCLED WHENEVER POSSIBLE.
- THE DUMPSTERS SHALL BE EMPTIED A MINIMUM OF TWICE PER WEEK, OR MORE IF NECESSARY. THE LICENSED TRASH HAULER IS RESPONSIBLE FOR CLEANING OUT DUMPSTERS.
- TRASH SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE DELAWARE LAWS.
- TRASH CANS SHALL BE PLACED AT ALL LUNCH SPOTS AND LITTERING IS STRICTLY PROHIBITED. RECYCLE BINS SHALL BE PLACED NEAR THE CONSTRUCTION TRAILER.
- IF FERTILIZER BAGS CAN NOT BE STORED IN A WEATHER-PROOF LOCATION, THEY SHALL BE KEPT ON A PALLET AND COVERED WITH PLASTIC SHEETING WHICH IS OVERLAPPED AND ANCHORED.
- EQUIPMENT MAINTENANCE PRACTICES

- IF POSSIBLE, EQUIPMENT SHOULD BE TAKEN TO OFF-SITE COMMERCIAL FACILITIES FOR WASHING AND MAINTENANCE
- IF PERFORMED ON-SITE, VEHICLES SHALL BE WASHED WITH HIGH-PRESSURE WATER SPRAY WITHOUT DETERGENTS IN AN AREA CONTAINED BY AN IMPERVIOUS BERM.
- D RIP PANS SHALL BE USED FOR ALL EQUIPMENT MAINTENANCE.
- EQUIPMENT SHALL BE INSPECTED FOR LEAKS ON A DAILY BASIS.
- WASHOUT FROM CONCRETE TRUCKS SHALL BE DISPOSED OF IN A TEMPORARY PIT FOR HARDENING AND PROPER DISPOSAL. FUEL NOZZLES SHALL BE EQUIPPED WITH AUTOMATIC SHUT-OFF VALVES.
- ALL USED PRODUCTS SUCH AS OIL, ANTIFREEZE, SOLVENTS AND TIRES SHALL BE DISPOSED OF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	14	16

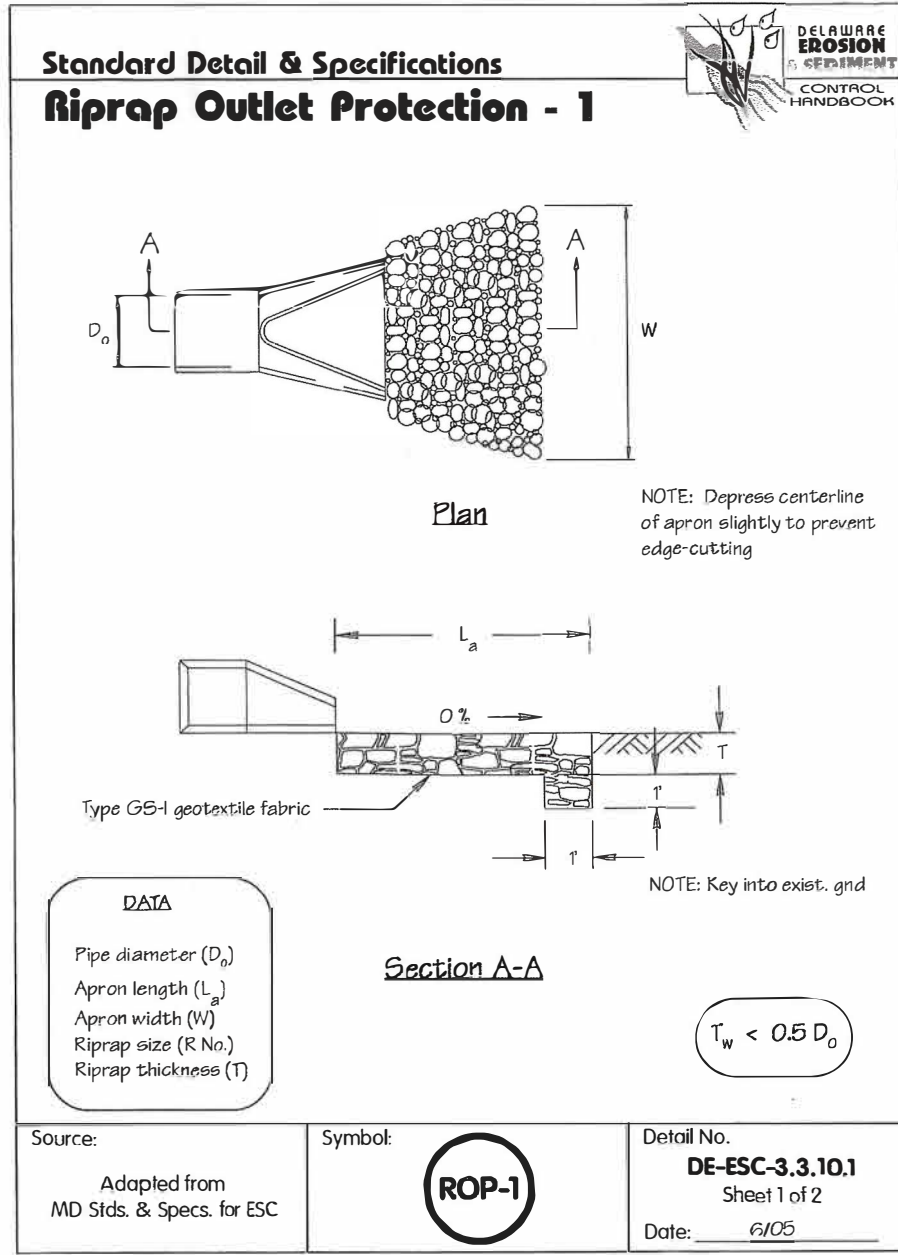
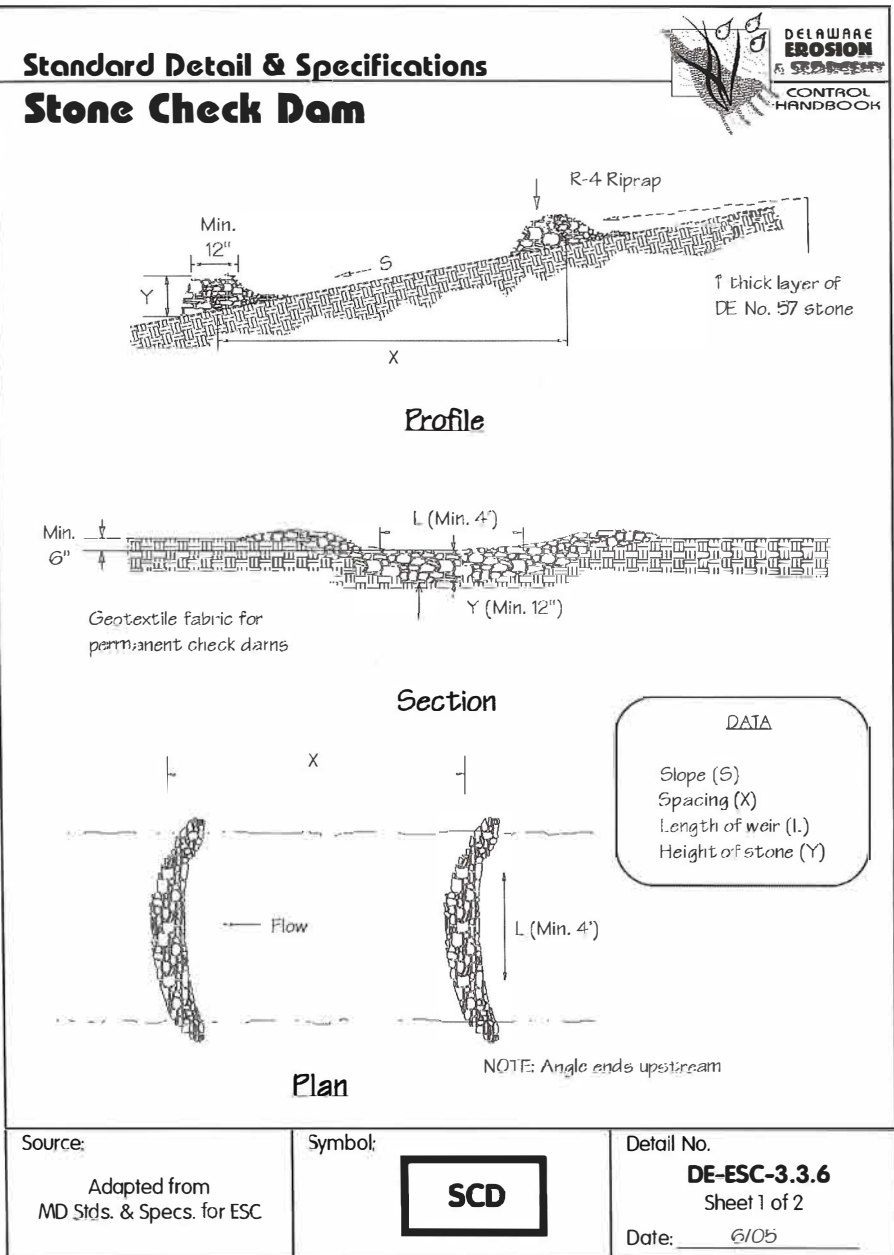
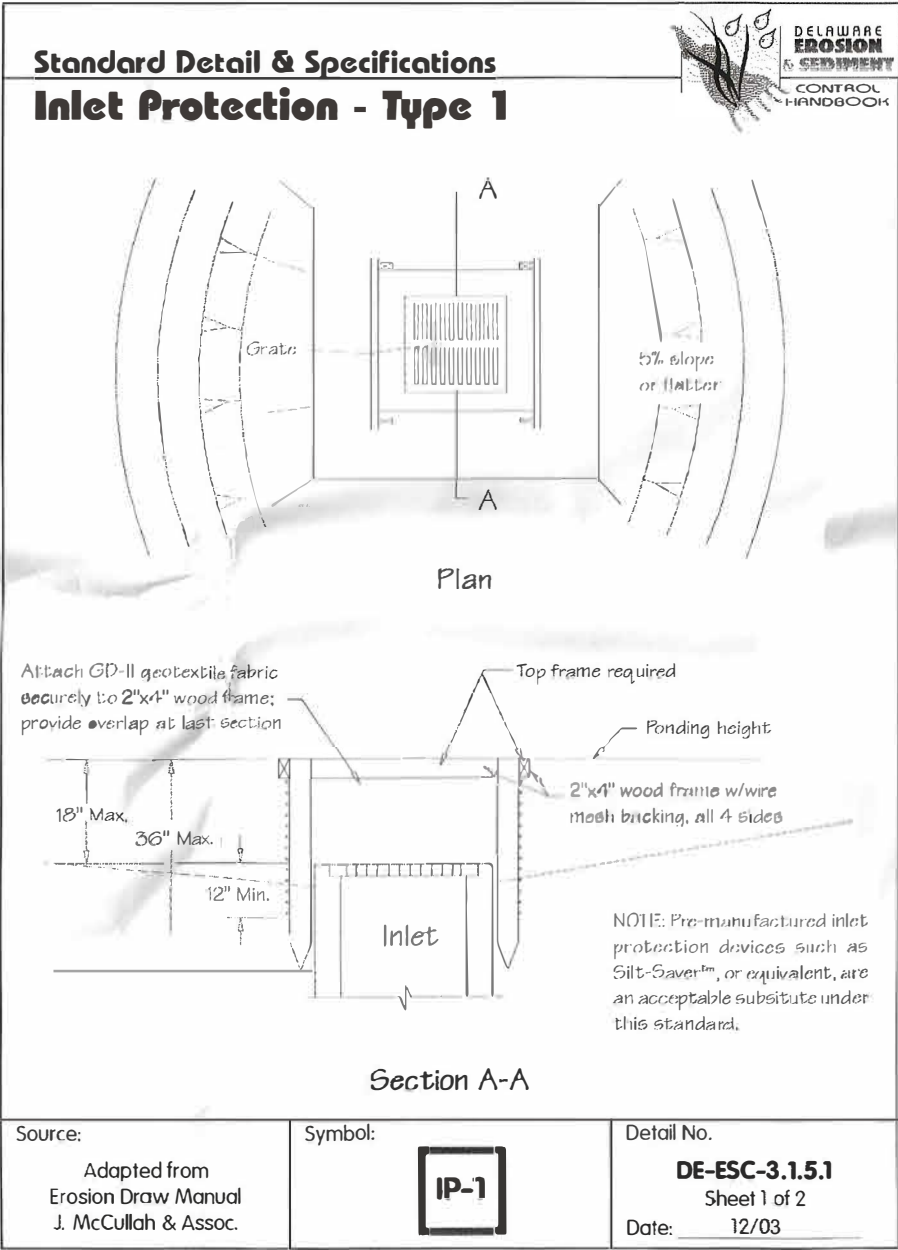
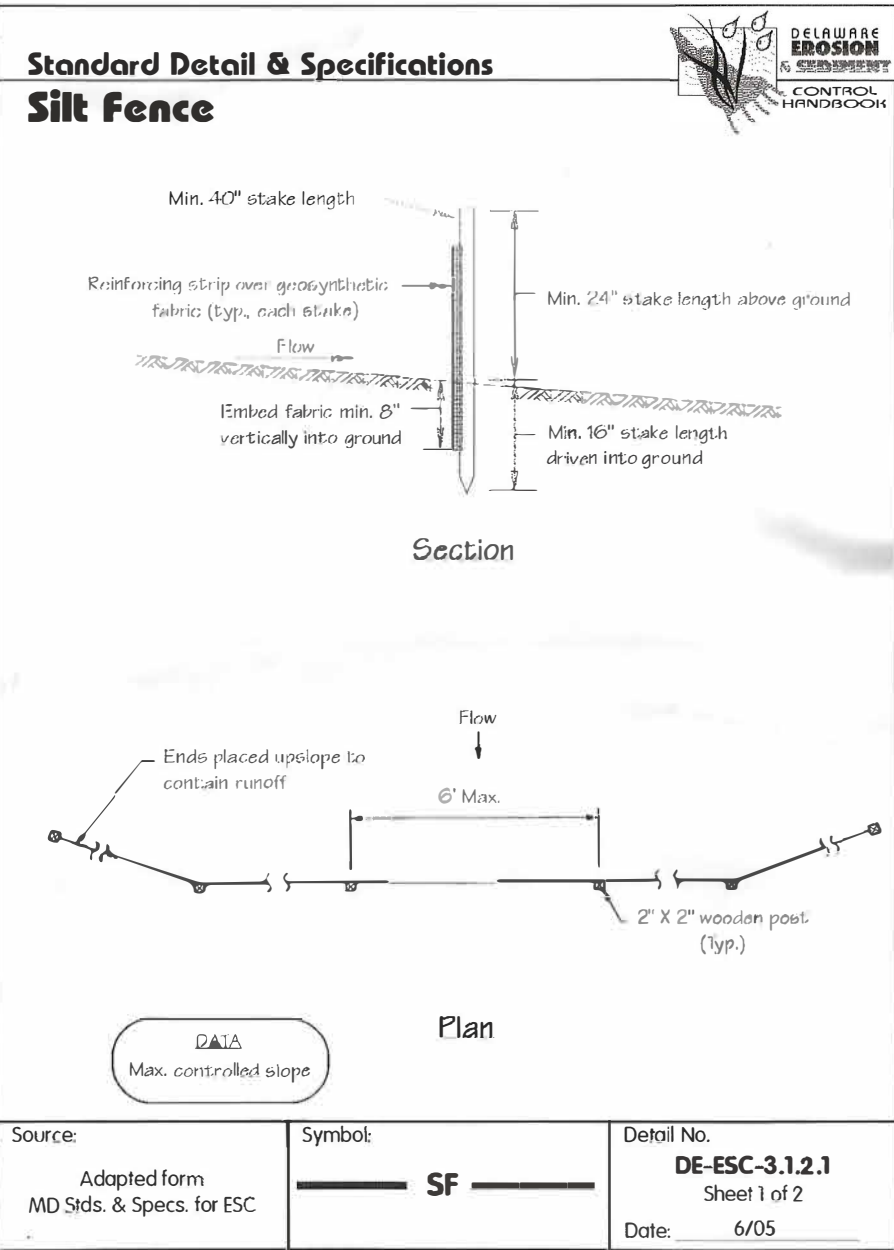
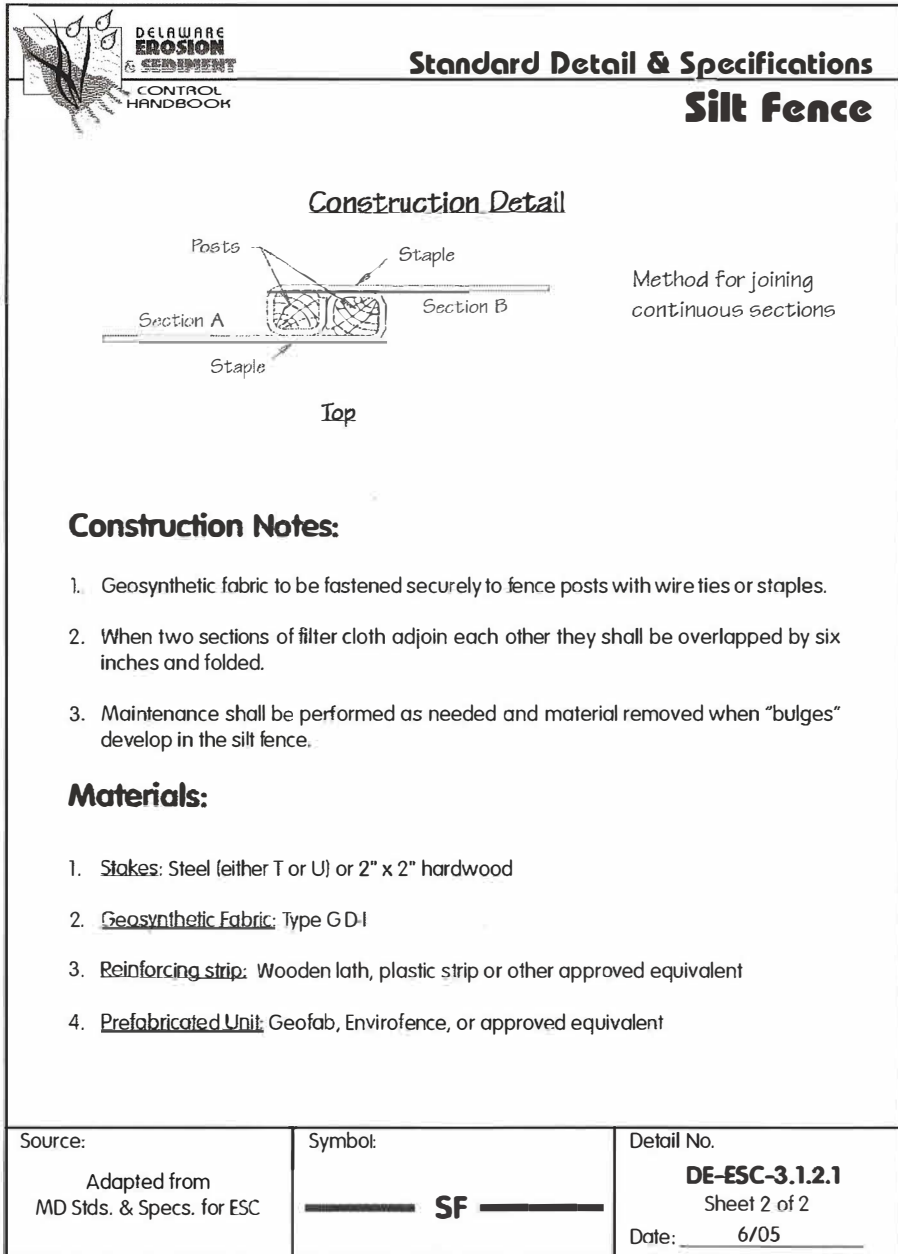
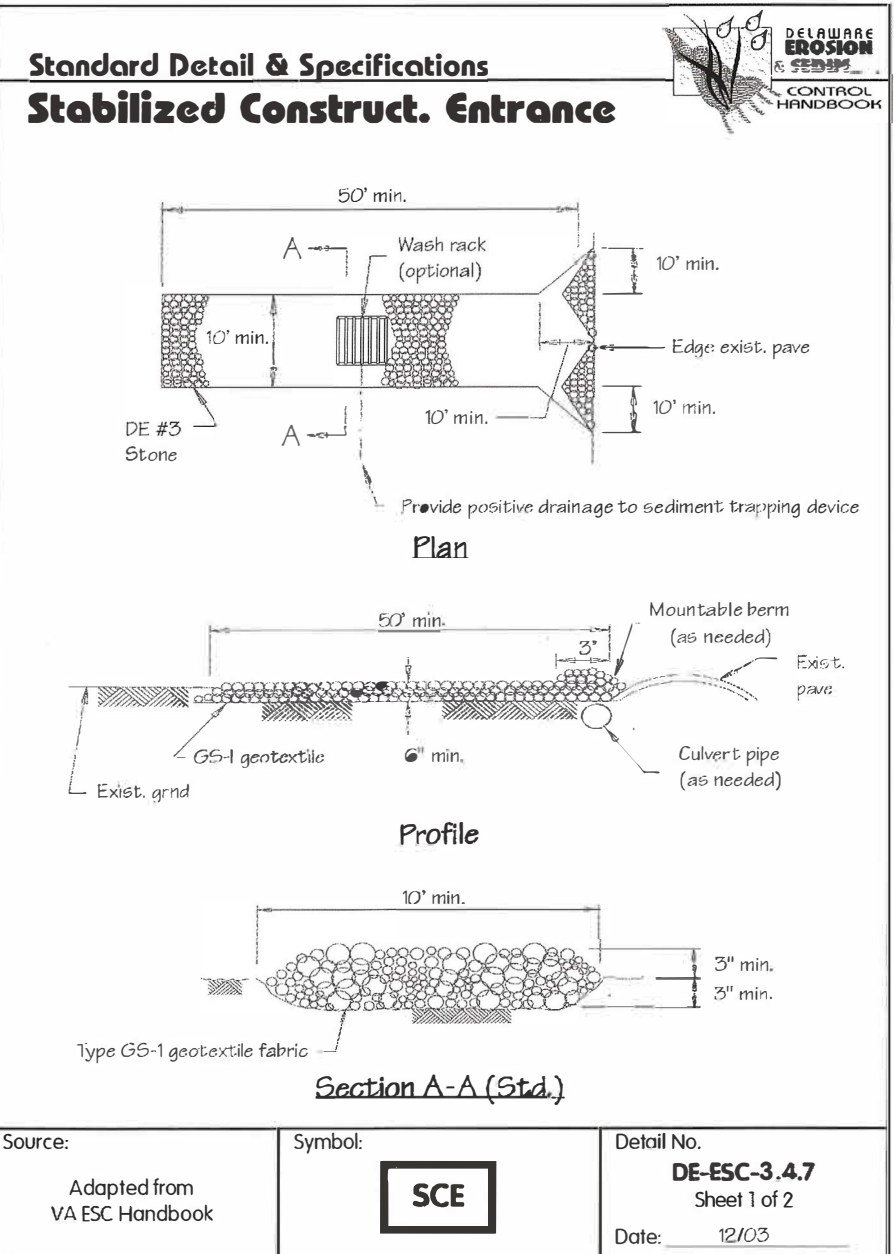
PROJECT DATUM: NAVD 88

5. SPILL PREVENTION PRACTICES

- POTENTIAL SPILL AREAS SHALL BE IDENTIFIED AND CONTAINED IN COVERED AREAS WITH NO CONNECTION TO THE STORM DRAIN SYSTEM.
- WARNING SIGNS SHALL BE POSTED IN HAZARDOUS MATERIAL STORAGE AREAS.
- PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON ALL TANKS, VALVES, PUMPS, PIPES AND OTHER EQUIPMENT NECESSARY.
- LOW OR NON-TOXIC SUBSTANCES SHALL BE PRIORITIZED FOR USE.
- CONTACT INFORMATION FOR REPORTING SPILLS THROUGH THE DNREC 24-HOUR TOLL FREE NUMBER SHALL BE PROMINENTLY POSTED.
- EDUCATION
- BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITE POLLUTION CONTROL SHALL BE A PART OF REGULAR PROGRESS MEETINGS.
- INFORMATION REGARDING WASTE MANAGEMENT, EQUIPMENT MAINTENANCE AND SPILL PREVENTION SHALL BE PROMINENTLY POSTED IN THE CONSTRUCTION TRAILER.

EROSION & SEDIMENT CONTROL NOTES:

- THE KENT CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORM WATER MANAGEMENT PLAN.
- A PRE-CONSTRUCTION MEETING MUST TAKE PLACE BEFORE ANY EARTH DISTURBING ACTIVITY BEGINS. THE MEETING MUST BE ATTENDED BY AN OWNER'S REPRESENTATIVE, CONTRACTOR, CCR (IF REQUIRED FOR THE SITE), AND KENT CONSERVATION DISTRICT INSPECTOR.
- APPROVAL OF A SEDIMENT AND STORM WATER PLAN SHALL NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORM WATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORM WATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORM WATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE CONDITIONAL APPROVAL FOR THE SITE IS VALID FOR THREE (3) YEARS FROM THE APPROVAL DATE STAMPED ON THE PLAN BY KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- PERIODIC MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES IS REQUIRED TO INSURE EFFECTIVE SEDIMENT CONTROL INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE AT LEAST WEEKLY AND AFTER EACH RAINFALL EVENT. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF THE RAIN EVENT OR WHEN OTHERWISE IDENTIFIED.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION CONTROL HANDBOOK, DATED 2003 OR LATEST EDITION THEREOF.
- THE SEQUENCE OF CONSTRUCTION ON THE APPROVED SEDIMENT AND STORM WATER MANAGEMENT PLAN MUST BE STRICTLY ADHERED. ANY DIVERGENCE FROM THE APPROVED CONSTRUCTION SEQUENCE REQUIRES A WRITTEN REQUEST TO MODIFY AND THE WRITTEN APPROVAL OF KENT CONSERVATION DISTRICT.
- A COPY OF THE APPROVED SEDIMENT AND STORM WATER MANAGEMENT PLAN MUST BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL SITE DEWATERING SHALL BE DONE THROUGH AN APPROVED FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA. A KENT CONSERVATION DISTRICT INSPECTOR MUST APPROVE DEWATERING FILTER PLACEMENT AND USE PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
- SOIL STOCKPILE AREAS MUST BE DELINEATED. LOCATE STOCKPILES ON AREAS WITH LITTLE OR NO SLOPE. STOCKPILES MUST BE SURROUNDED WITH SILT FENCE OR A STABILIZED EARTHEN BERM. STOCKPILE AREAS MUST BE SEEDED WITH TEMPORARY SEEDING MIXTURE AND MULCHED.
- TO PREVENT OR REDUCE THE MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THE SITE SHALL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST AND REPEATED AS NECESSARY. ALTERNATIVE METHODS OF DUST CONTROL REQUIRE APPROVAL OF KENT CONSERVATION DISTRICT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT PRACTICES DURING UTILITY INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PROVIDE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN UNTIL IT IS TURNED OVER TO A HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION.
- KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO WITHHOLD PERMITS AND LETTERS OF NO OBJECTION RELATED TO OBTAINING CERTIFICATES OF OCCUPANCY FROM THE LOCAL JURISDICTION FOR NON COMPLIANCE WITH THE PLANS AND SPECIFICATIONS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL.
- AN AS-BUILT SURVEY MUST BE PREPARED AND SUBMITTED TO KENT CONSERVATION DISTRICT FOR APPROVAL WITHIN 60 DAYS OF STORM WATER MANAGEMENT FACILITY COMPLETION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZATION SHALL CONFORM TO KENT CONSERVATION DISTRICT STANDARDS AND SPECIFICATION.
- KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE SEDIMENT CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL TEMPORARY STOCKPILES ARE TO BE LOCATED ON AREAS WITH LITTLE OR NO SLOPE AND PROTECTED BY SILT FENCE OR A STABILIZED EARTHEN BERM AND ARE TO BE TEMPORARILY STABILIZED.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS BY A STABILIZED CONSTRUCTION ENTRANCE.
- EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.
- SEDIMENT CONTROL FOR UTILITY CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:
 - EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACK FILLED, COMPACTED AND STABILIZED.
 - TEMPORARY SLOPE DICES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.
- EROSION CONTROL MATTING IS REQUIRED ON SLOPES OF 3:1 OR GREATER IN AREAS OF CONCENTRATED FLOW. MATTING TYPE IS TO BE NORTH AMERICAN GREEN S-75
- CONTRACTOR TO ENSURE WATERTIGHT SEALS AT ALL STORM DRAIN PIPE AND CATCH BASIN CONNECTIONS.
- THE CONTRACTOR SHALL REQUEST AN INDIVIDUAL LOT PERMIT AND A PERMIT ISSUED BY KENT CONSERVATION DISTRICT PRIOR TO THE START OF HOME CONSTRUCTION ON THAT LOT. KENT CONSERVATION DISTRICT ALSO REQUIRES A FINAL LOT INSPECTION PRIOR TO THE CONTRACTOR REQUESTING A CERTIFICATE OF OCCUPANCY.
- PRIOR TO START OF HOME CONSTRUCTION ON EACH RESIDENTIAL LOT WITHIN A SUBDIVISION, A GENERAL PERMIT FOR WORK ON THAT LOT MUST BE APPROVED BY KENT CONSERVATION DISTRICT.
- PRIOR TO THE START OF HOME CONSTRUCTION ON EACH RESIDENTIAL LOT WITHIN A SUBDIVISION OR BUILDING ON A COMMERCIAL PROPERTY, KENT CONSERVATION DISTRICT MUST ISSUE A STANDARD PERMIT FOR GRADING WORK ON THAT LOT.

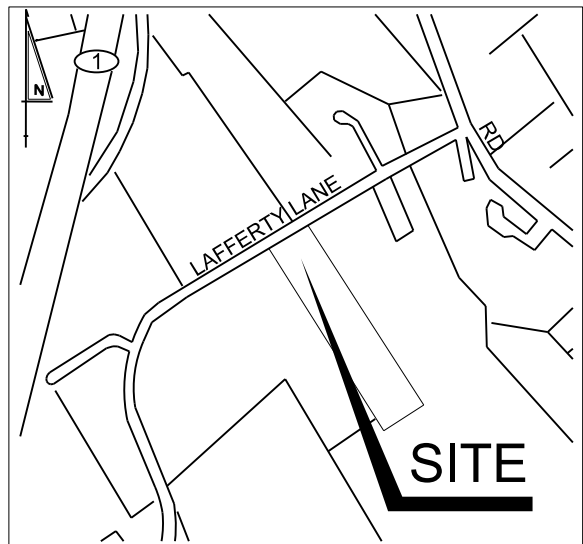


Delmarva Land Holdings, LLC
317 N Layton Ave
Wyoming, DE 19934

DATE	5/8/2023	SCALE	NOT TO SCALE
JOB NO.		DRAWN BY:	MEN
		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

EROSION & SEDIMENT DETAILS & NOTES

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347



SITE LOCATION MAP 1" = 800'

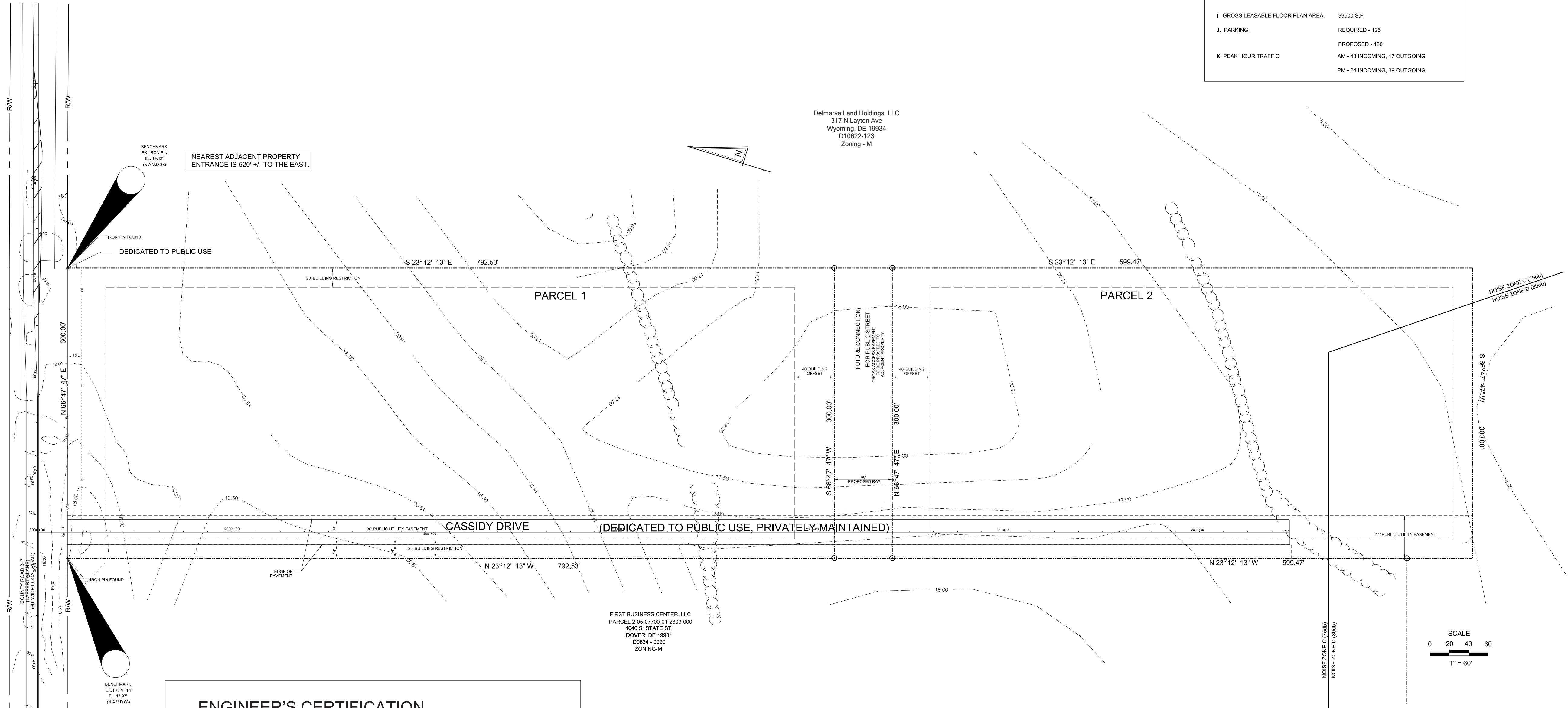
SITE PLAN

KENT COUNTY
DOVER, DELAWARE

PROJECT DATA	
A. PROJECT NAME:	M & L VENTURES SITE PLAN
PARCEL NO.:	2-05-07700-01-2804-000
ZONE:	M (MANUFACTURING) NOISE ZONES C AND D AND APZ
B. OWNER/DEVELOPER:	Delmarva Land Holdings, LLC 317 N Layton Ave Wilmington, DE 19801 D10622-123
C. EXISTING AREA:	10.0 AC.
PROPOSED AREA:	PARCEL 1 - 5.46 ACRES PARCEL 2 - 4.13 ACRES PUBLIC STREET RW - 0.41 ACRES
D. BUILDING SETBACKS:	FRONT - 40' SIDE - 20' REAR - 20'
E. PRESENT USE:	AGRICULTURAL
F. PROPOSED USE:	MANUFACTURING / WAREHOUSING BUILDING
G. SEWER:	CITY OF DOVER
H. WATER:	CITY OF DOVER
I. GROSS LEASABLE FLOOR PLAN AREA:	99500 S.F.
J. PARKING:	REQUIRED - 125 PROPOSED - 130
K. PEAK HOUR TRAFFIC:	AM - 43 INCOMING, 17 OUTGOING PM - 24 INCOMING, 39 OUTGOING

COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	15	16

PROJECT DATUM: NAVD 88



ENGINEER'S CERTIFICATION

I, George W Smith, Jr. Hereby certify that I am a registered Engineer, Land Surveyor, or 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 engineering, surveying, and/or architectural practices as required by applicable laws of the State of Delaware.

Date _____ Signature _____

OWNER'S CERTIFICATION

We Delmarva Land Holdings, LLC, hereby certify that we are the owners of the property described and shown on this plan, that the plan was made at our direction, and that we acknowledge the same to be our act and desire the plan to be recorded according to the law.

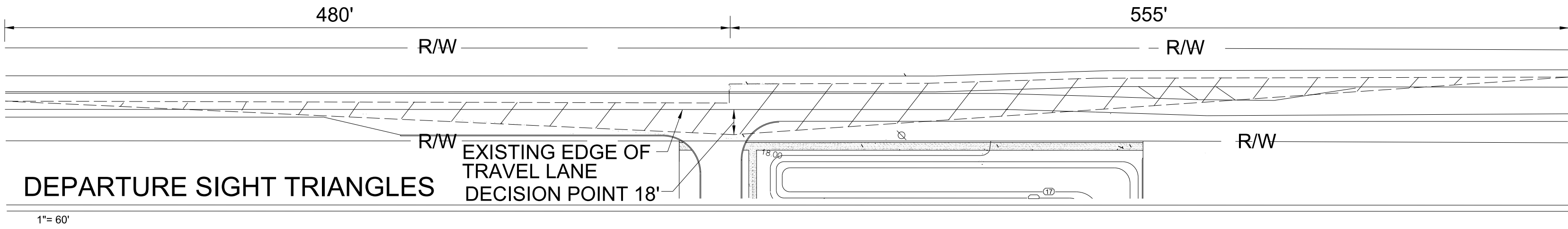
Date _____ Signature _____

Delmarva Land Holdings, LLC
317 N Layton Ave
Wilmington, DE 19801

DATE	5/8/2023	SCALE	1" = 60'
JOB NO.		DRAWN BY:	MEN
		DESIGNED BY:	
		APPROVED BY:	
DATE		REVISION	

RECORD PLAN

DELMARVA LAND HOLDINGS, LLC
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347



COUNTY	SHEET NUMBER	TOTAL SHEETS
KENT	16	16

PROJECT DATUM: NAVD 88

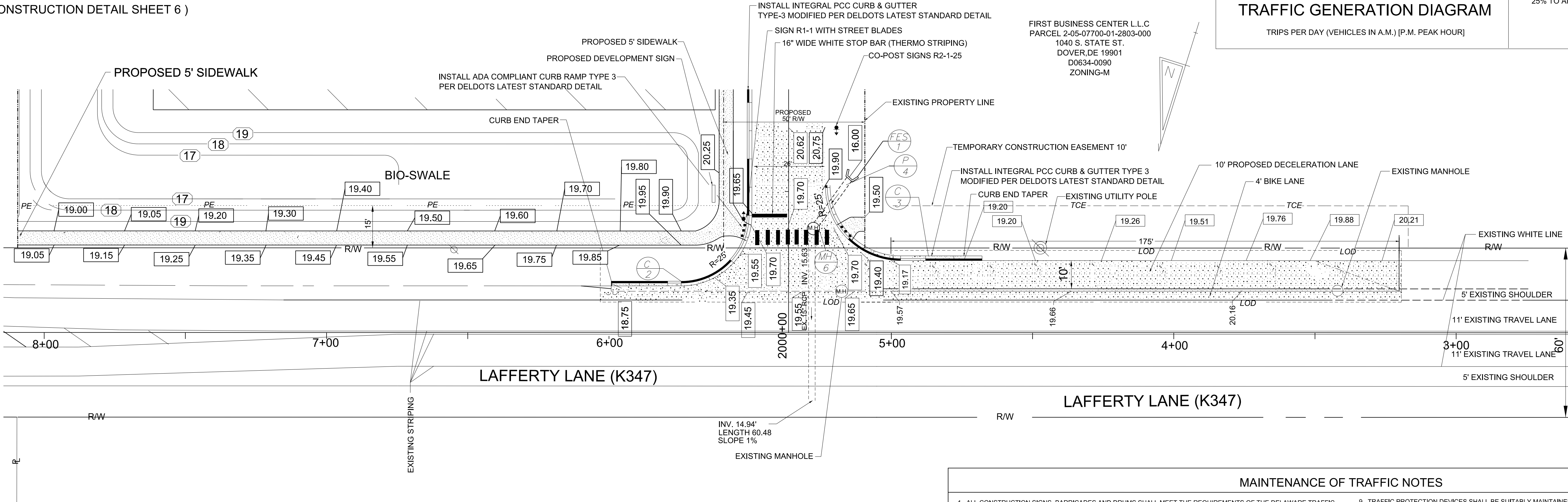
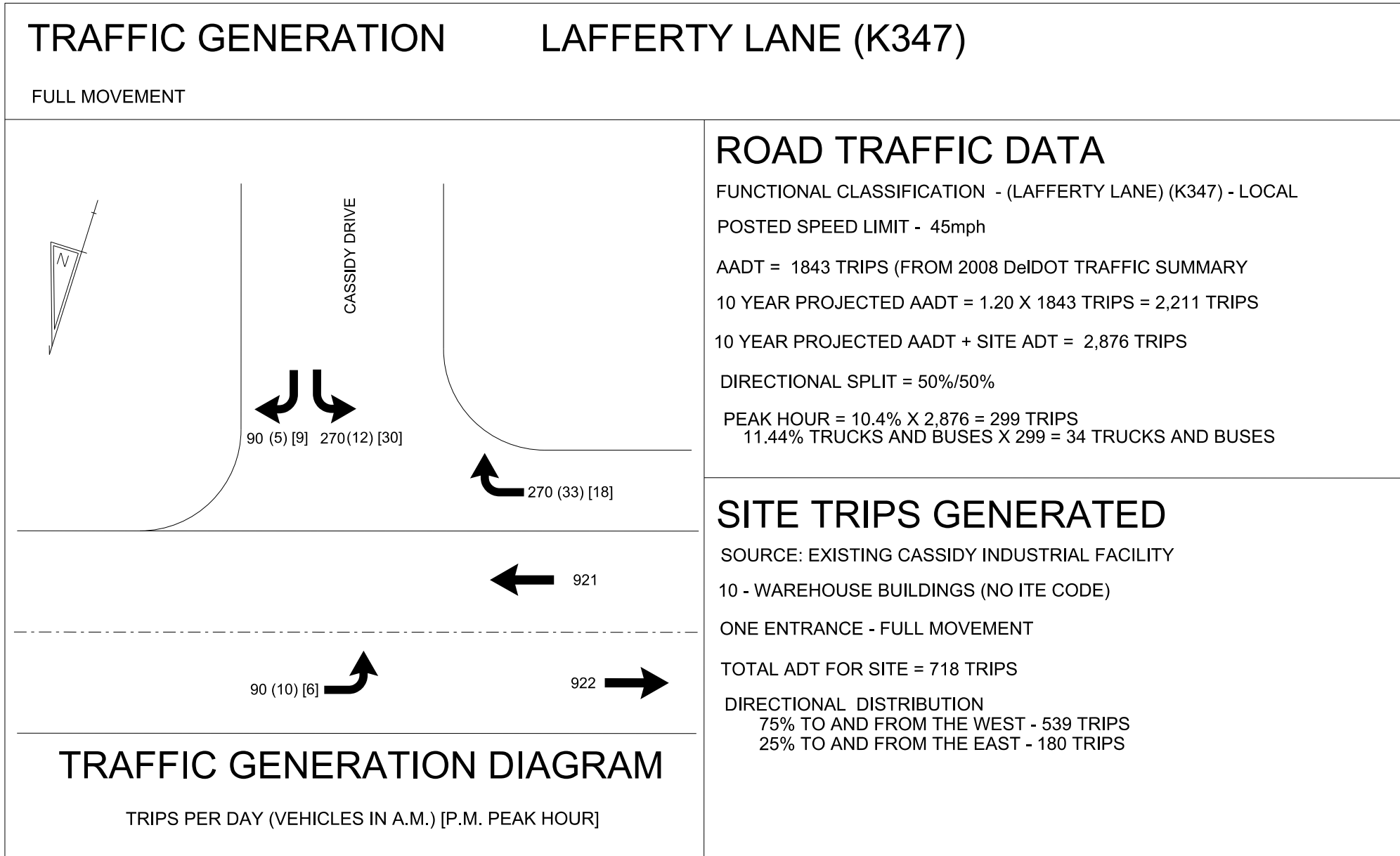
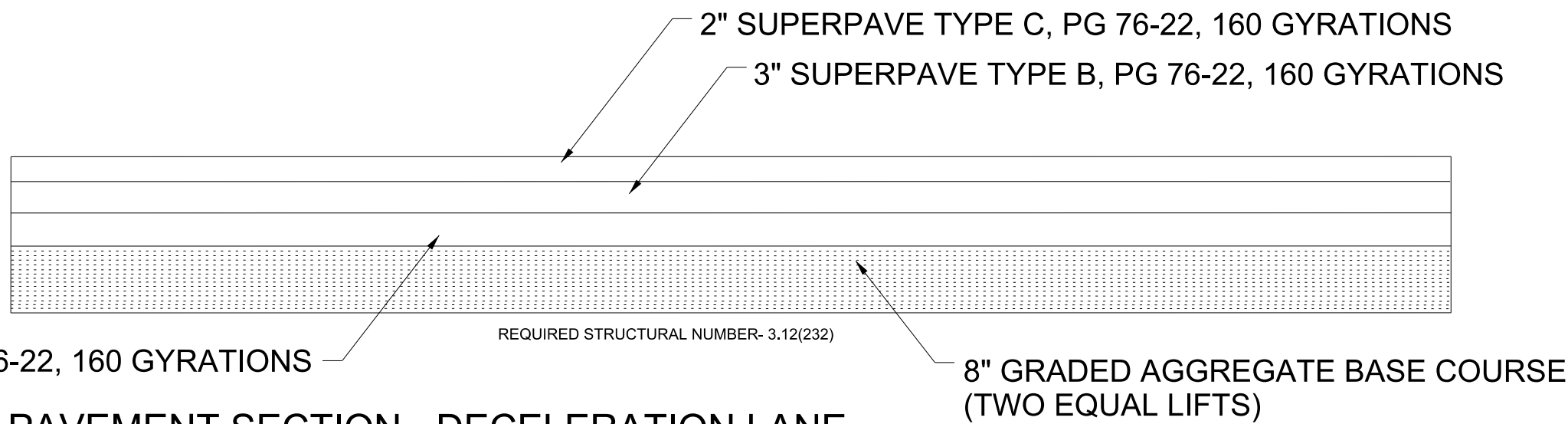
FLARED END SECTION SCHEDULE			
NO.	SIZE / TYPE	SLOPE	SAFETY GRATE
1	XXXXXXXXXX	X.XXXX	YES

CURB SCHEDULE		
NO.	ITEM DESCRIPTION / TYPE	LENGTH
2	P.C.C. CURB TYPE-3 MODIFIED	142.20'
3	P.C.C. CURB TYPE-3 MODIFIED	65.00'

DRAINAGE PIPE SCHEDULE						
NO.	SIZE / TYPE	CLASS	LENGTH	SLOPE	INT. EL.	DIS. EL.
4	RCP 15"	III	12.60'	1.5%	16.00'	15.80'

MANHOLE SCHEDULE					
NO.	STATION	OFFSET	TYPE/SIZE	T.G. EL.	INV. EL.
6	2032+00	8.34'	TYPE 1	19.65'	15.27'

- STATIONS AND OFFSETS BASED ON CASSIDY DRIVE BASELINE.
- TYPE 1 MANHOLE PER CITY OF DOVER SPECIFICATIONS (SEE CONSTRUCTION DETAIL SHEET 6)



LEGEND	
XX.XX	PROPOSED ELEVATION
XX.XX	EXISTING ELEVATION

MAINTENANCE OF TRAFFIC NOTES	
1. ALL CONSTRUCTION SIGNS, BARRICADES AND DRUMS SHALL MEET THE REQUIREMENTS OF THE DELAWARE TRAFFIC CONTROL MANUAL DATED 2000.	9. TRAFFIC PROTECTION DEVICES SHALL BE SUITABLY MAINTAINED AT ALL TIMES. SUCH MAINTENANCE SHALL INCLUDE WASHING SIGN FACES REPLACING DEFICIENT BATTERIES AND LIGHTS, ALIGNING PROPERLY, REPLACING REFLECTIVE MATERIALS, RELOCATING BARRIERS, AND ANY OTHER MAINTENANCE OF TRAFFIC PROTECTION DEVICES DEEMED NECESSARY BY THE ENGINEER TO MAINTAIN TRAFFIC IN A SAFE AND EFFECTIVE MANNER.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE NEW OR RESTORED TO A SATISFACTORY CONDITION.	10. AT THE END OF EACH DAYS OPERATIONS AND BEFORE TRAFFIC IS RETURNED TO UNRESTRICTED ROADWAY USE, CONTRACTOR SHALL APPLY TEMPORARY MARKING TO MEET THE REQUIREMENTS OF SECTION 748 OF THE DELAWARE STANDARD SPECIFICATIONS AND THE DELAWARE TRAFFIC CONTROL MANUAL.
3. ALL WARNING SIGNS DRUMS AND BARRICADES SHALL BE RETROREFLECTIVE SHEETING.	11. ANY PERMANENT OR TEMPORARY OFFSITE EASEMENTS MUST BE OBTAINED AND RECORDED PRIOR TO CONSTRUCTING IMPROVEMENTS WITHIN.
4. ALL PERMANENT SIGNS SHALL BE SEVEN FEET IN HEIGHT FROM THE BOTTOM OF SIGN TO TOP OF GROUND. SIGNS SHALL BE MOUNTED ON BREAKAWAY POSTS. REFER TO PAGE 11-B-3 ERECTION OF SIGNS OF THE DELAWARE TRAFFIC CONTROL MANUAL. SIGNS 36 INCHES OR LARGER SHALL BE MOUNTED ON TWO (2) BREAKAWAY POSTS NCHRP-350 APPROVED.	
5. WHEN A SIDE ROAD INTERSECTS THE HIGHWAY ON WHICH WORK IS BEING PERFORMED, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERECTED.	
6. ALL EXCAVATION SHALL BE PROPERLY BACKFILLED AT THE END OF THE DAYS WORK. REFER TO PAGES 51 THROUGH 53 OF THE DELAWARE TRAFFIC CONTROL MANUAL.	
7. ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH PAGES 51 THROUGH 53 OF THE DELAWARE TRAFFIC CONTROL MANUAL.	
8. ALL FLAGGERS SHALL COMPLY WITH PAGES 80 THROUGH 85 OUTLINED IN THE DELAWARE TRAFFIC CONTROL MANUAL DATED 2000.	

ENGINEERS CERTIFICATION

I, RAYMOND M. HARBESON, 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.

RAYMOND M. HARBESON DATE P.E. NO.

RK&K
ENGINEERING - LAND PLANNING & SURVEYING
302-672-7800
1206 FORREST AVE.
DOVER, DE. 19904

DATE	5/6/2011	SCALE	1" = 20'
JOB NO.		DRAWN BY:	CPK
		DESIGNED BY:	DWD
		APPROVED BY:	
DATE		REVISION	

ENTRANCE PLAN

M & L VENTURES
SITE PLAN
CITY OF DOVER, DELAWARE
KENT ROAD 347