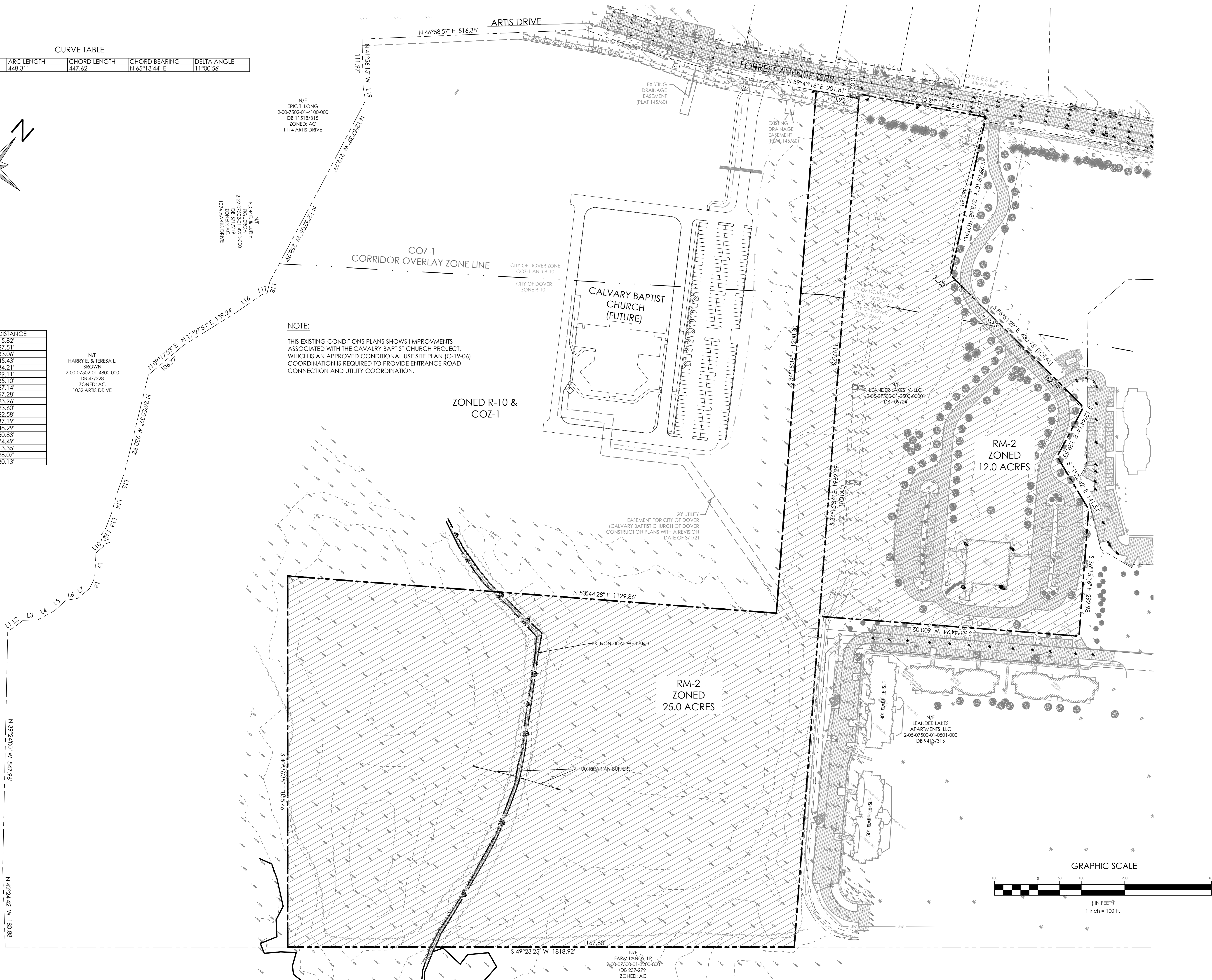


RVE TABLE

N/F
HARRY E. & TERESA L.
BROWN
2-00-07502-01-4800-000
DB 47/328
ZONED: AC
1032 ARTIS DRIVE

N/F
J. RICHARD & JOAN
MEAD JONES
2-00-07500-02-5605-000
DB 140/311
ZONED: AC
924 ARTIS DRIVE

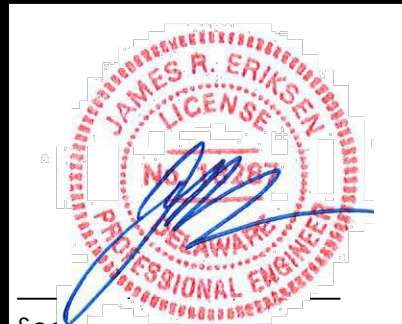
N/F
FANNIE & BEN D.A.
MILLER TRUSTEE
2-00-07500-02-5800-000
DB 38/38
ZONED: AC



303 North Bedford Street
Georgetown, DE 19944
T. 302.297.9211

3003 Merritt Mill Road
Solisbury, MD 21801
T. 410.572.8833

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Sec
Date 04/05/24

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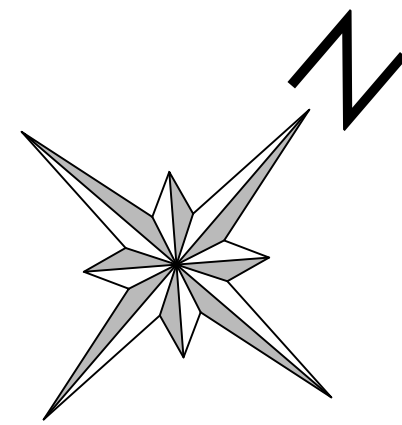
EXISTING CONDITIONS PLAN

for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

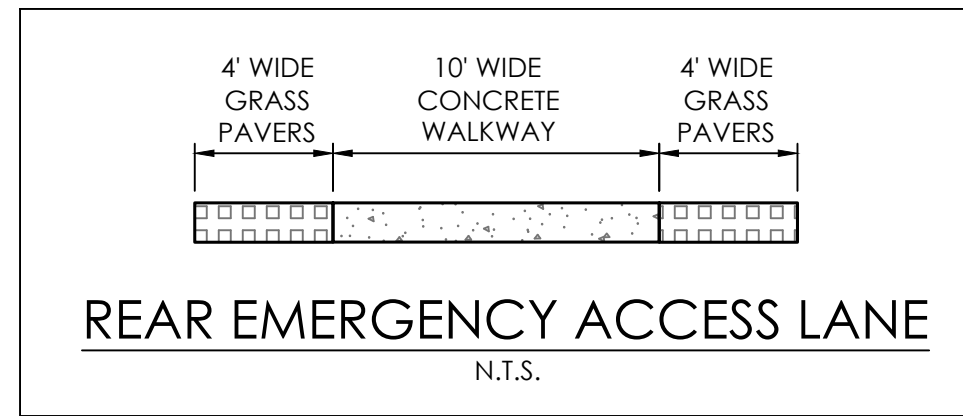
Date:	4/4/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JE
Reviewed By:	IE

Sheet No.:

File Name:
22066-prelim=ex-site

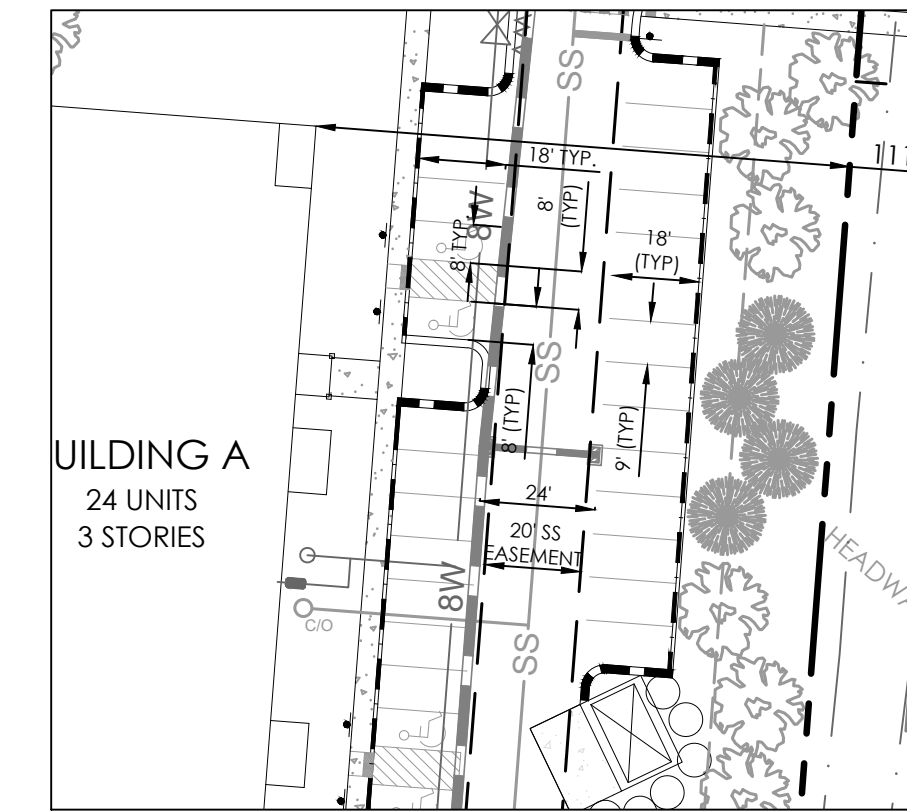


- NOTES:
- BUILDINGS A - S AND F-I ARE APPROXIMATELY 12,075 S.F.
 - BUILDING E IS APPROXIMATELY 6098 S.F.
 - LIGHT LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE COORDINATED BETWEEN THE POWER PROVIDER AND DEVELOPER.
 - ALL LIGHTS SHALL BE DOWNWARD SCREENED TO REDUCE LIGHT POLLUTION ON ADJOINING PARCELS.

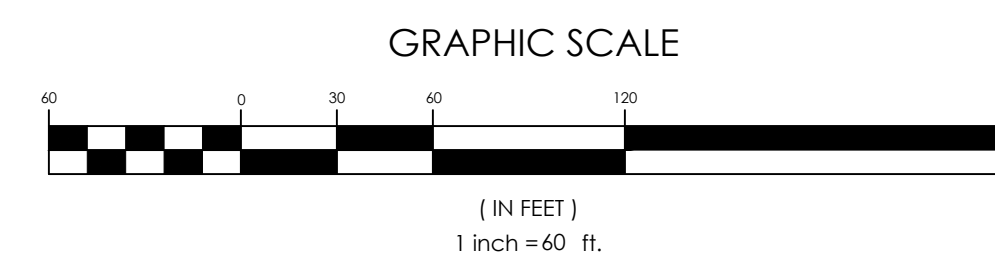
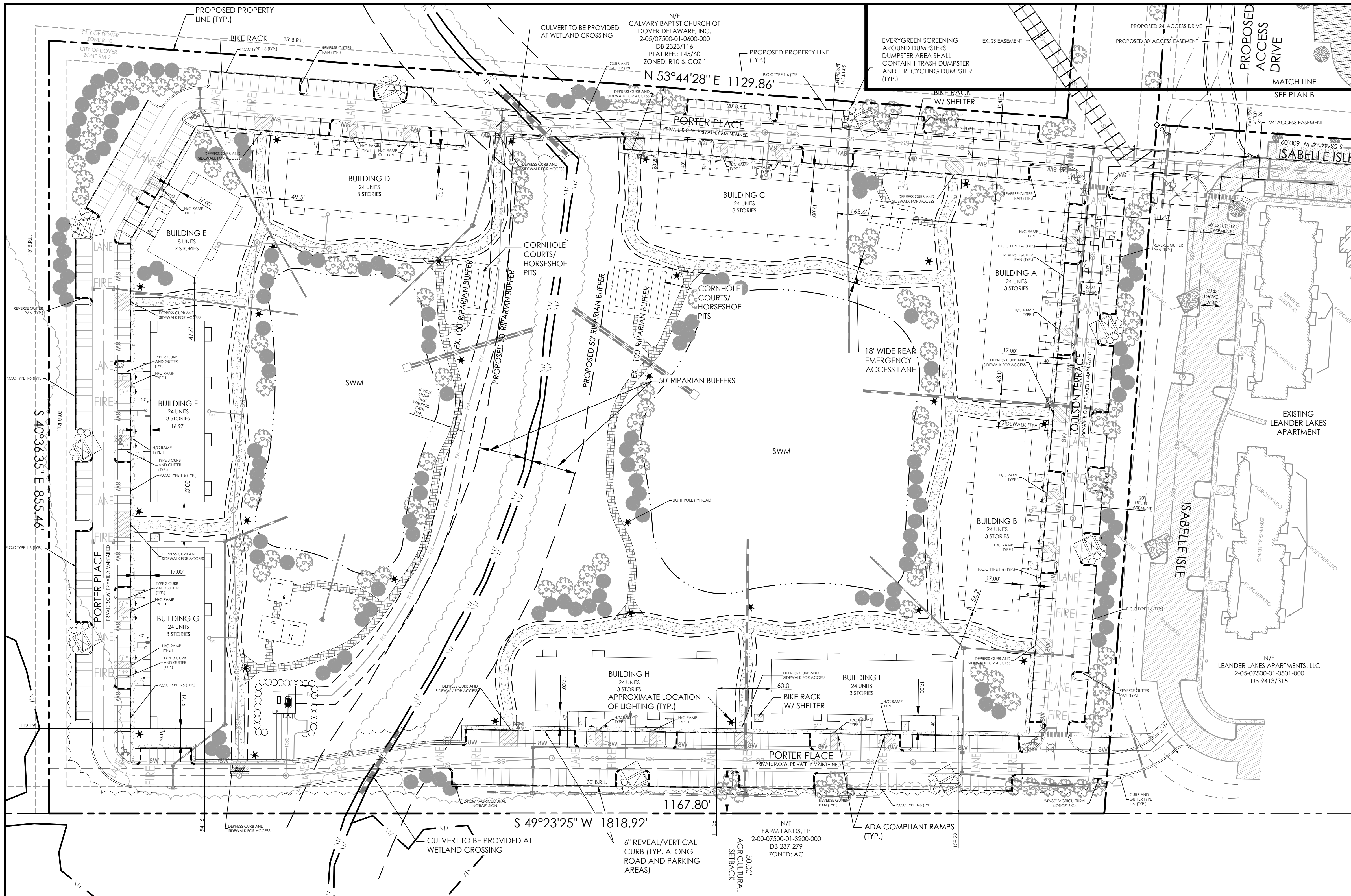


NOTE:
TWO SPACES IN FRONT OF EACH BUILDING SHALL HAVE INFRASTRUCTURE PROVIDED TO PROVIDE FUTURE CONVERSION TO ELECTRIC VEHICLE CHARGING STATIONS

NOTE:
ALL INTERIOR ROADS ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED.



TYPICAL PARKING DIMENSIONS
SCALE: 1"=40'



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engineering & construction LLC

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James R. Eriksen
Professional Engineer
License
Date 04/05/24

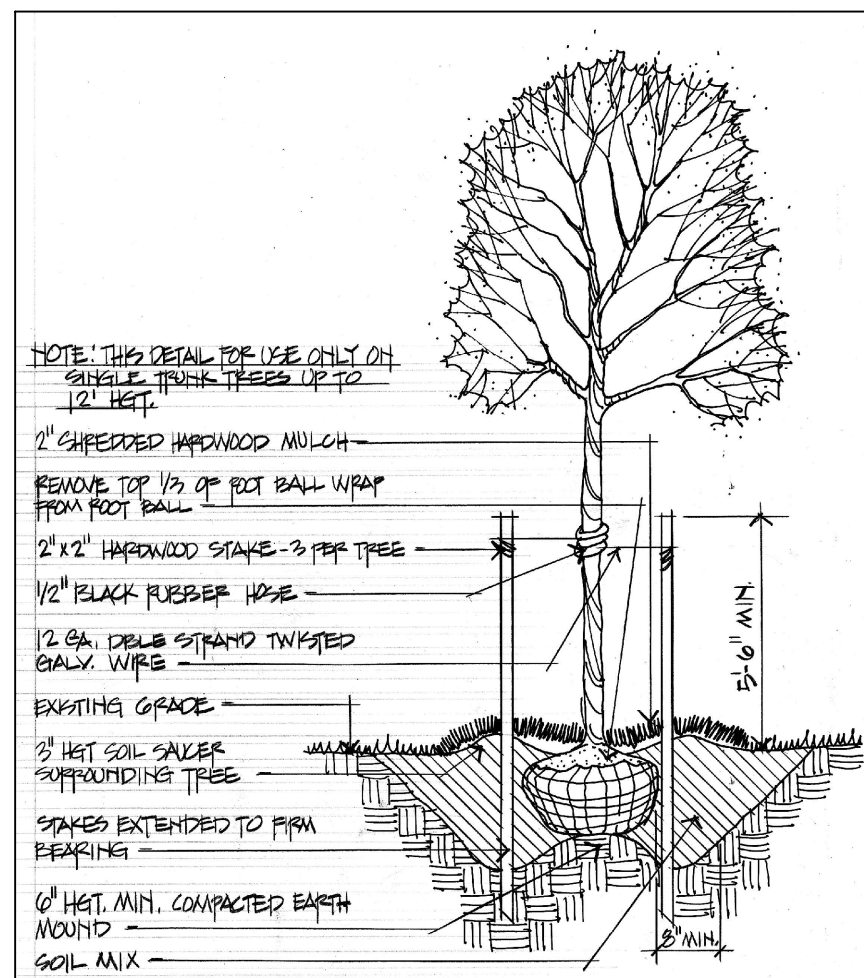
REVISIONS	
NO.	DESCRIPTION

PRELIMINARY SITE PLAN A
for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

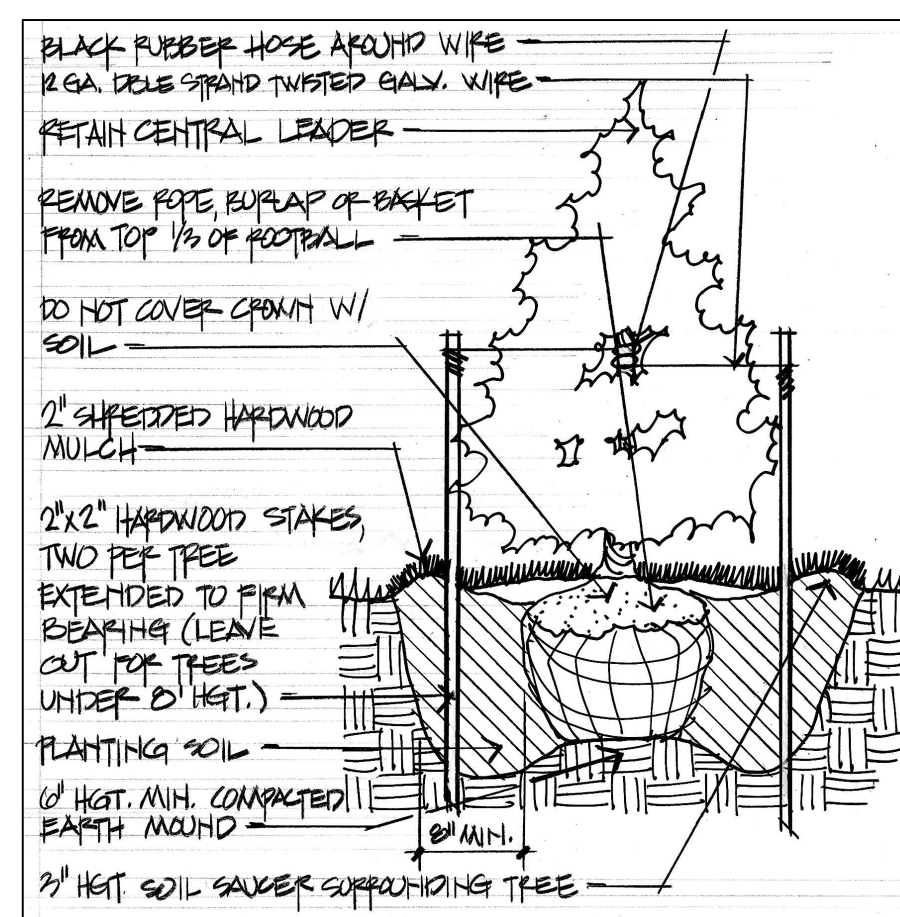
Date: 4/4/2024
Job Number: G2066
Scale: 1" = 60'
Drawn By: JPR
Designed By: JPR
Approved By: JRE
Sheet No.: 3
File Name: 22066-PRELIM-site

NOTES:

1. THE LANDSCAPING WITHIN A PHASE SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE FOR THAT PHASE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.
2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNER'S ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE AND TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.
3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE / FORESTED BUFFERS ARE TO BE MAINTAIN IN PERPETUITY, SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR HOMEOWNER'S ASSOCIATION DOCUMENTS.
4. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
5. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
6. THE TREES SHALL BE PLANTED IN A STAGGERED NATURAL MANNER. THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED IN CRITICAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOODCHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH THE NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT
7. ALL EROSION AND TREE PROTECTION MEASURES SHALL BE PLACED AT THE DRILLPIEN WHEN TREES ARE TO REMAIN.
8. ALL TREES SHALL HAVE A ONE-YEAR REPLACEMENT GUARANTEE.



DECIDUOUS TREE PLANTING DETAIL

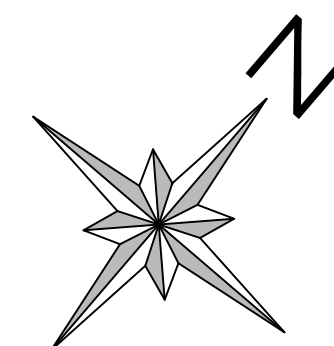


EVERGREEN TREE PLANTING DETAIL

LANDSCAPE SCHEDULE			
QUANTITY	SYMBOL	TYPE	SIZE
147	D	DECIDUOUS TREE	1 1/2" CAL., 6' HGT. MIN.
139	E	EVERGREEN TREE	5' HGT. MIN.
81	SE	SCREENING EVERGREEN	5' HGT. MIN.

LANDSCAPE:
REQUIRED: 1 TREE PER 3000 FT.
 $1021046.4 / 3000 = 340.35$ - 341 TREES REQUIRED

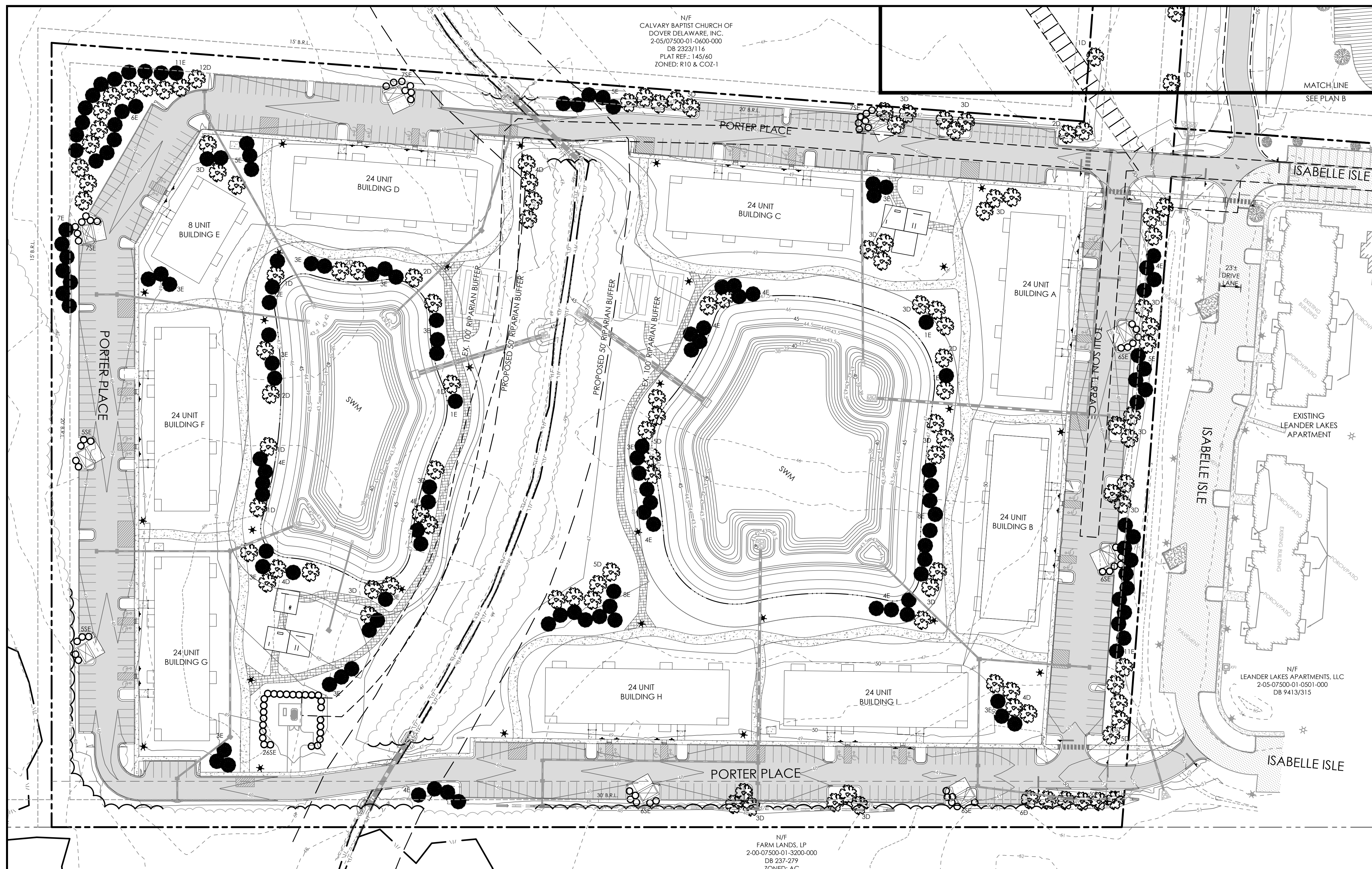
PROVIDED:
EVERGREEN SPECIES - 220
DECIDUOUS SPECIES - 147
TOTAL = 367



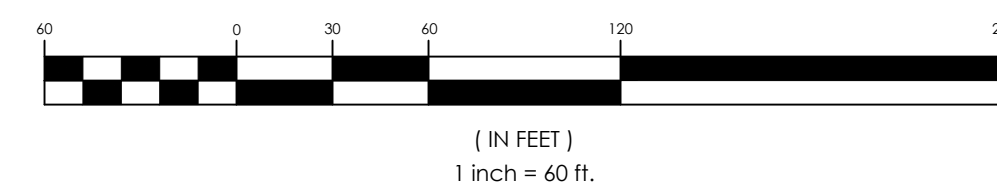
OWNER OF RECORD:	CALVARY BAPTIST CHURCH OF DOVER DELAWARE, INC 410 FULTON STREET DOVER, DE 19904 CONTACT: DR. CHARLES D. FLETCHER, JR.
EQUITABLE OWNER:	LEANDER LAKES III, LLC 218 EAST MAIN STREET SALISBURY, MD 21801 CONTACT: BLAIR RINNER, CCIM, CPM
ENGINEER:	SOLUTIONS IP&M 303 NORTH BEDFORD STREET GEORGETOWN, DE 19947 CONTACT: JIM ERIKSEN, PE
LANDSCAPE:	BRIDGMAN LANDSCAPE ARCHITECTURE LLC 920 STARR ROAD CENTREVILLE, MD 21617 410-490-3451 CONTACT: LEE A. SCHNAPPINGER BRIDGMAN

TREE SELECTION LIST	COMMON NAME	SPECIFICATION
BOTANICAL NAME		
<i>Acer saccharum</i>	SUGAR MAPLE	1 1/2" CAL., 6' HGT. MIN.
<i>Chamaecyparis thyoides</i>	ATLANTIC WHITECEDAR	5' HGT. MIN.
<i>Crategeus viridis</i> 'Winter King'	WINTER KING GREEN HAWTHORN	1 1/2" CAL., 6' HGT. MIN.
<i>Liriodendron tulipifera</i>	TULIP TREE	1 1/2" CAL., 6' HGT. MIN.
<i>Pinus strobus</i>	WHITE PINE	5' HGT. MIN.
<i>Pinus taeda</i>	LOBLOLLY PINE	5' HGT. MIN.
<i>Quercus alba</i>	WHITE PINE	1 1/2" CAL., 6' HGT. MIN.
<i>Quercus coccinea</i>	SCARLET OAK	1 1/2" CAL., 6' HGT. MIN.
<i>Taxodium distichum</i>	BALD CYPRESS	1 1/2" CAL., 6' HGT. MIN.
<i>Magnolia virginiana</i>	SWEETBAY MAGNOLIA	5' HGT. MIN.
<i>Juniperus virginiana</i>	EASTERN RED CEDAR	5' HGT. MIN.
<i>Platanus acerifolia</i>	LONDON PLANE TREE	1 1/2" CAL., 6' HGT. MIN.
<i>Nyssa sylvatica</i>	BLACK GUM	1 1/2" CAL., 6' HGT. MIN.
<i>Salix babylonica</i>	WEeping WILLOW	1 1/2" CAL., 6' HGT. MIN.

DECIDUOUS TREES SHALL BE USED WHERE DECIDUOUS TREES ARE LOCATED. EVERGREEN SHALL BE USED WHERE EVERGREEN TREES ARE LOCATED. ADDITIONAL SUBSTITUTIONS MAY BE MADE PROVIDED SUBSTITUTIONS ARE NATIVE, NON-INVASIVE SPECIES WITH SIMILAR SIZE.



GRAPHIC SCALE

[illegible]

LANDSCAPING AND GRADING PLAN A

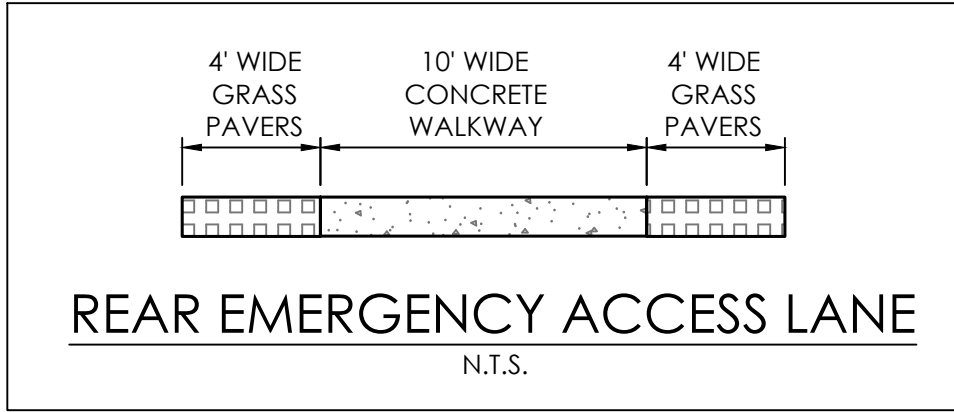
for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/4/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JE
Approved By:	JE

Sheet No.:

File Name: 22066-prelim=land





REQUIRED: 275 S.F. PER UNIT = 275×200
= 55,000 S.F. / 1.26 AC.±

CONCRETE, STEEL, WOOD

SEE NEXT SHEET FOR DETAILS

