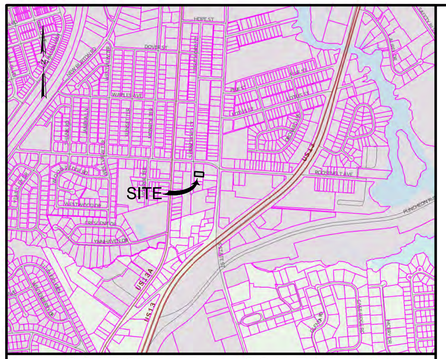
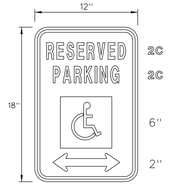
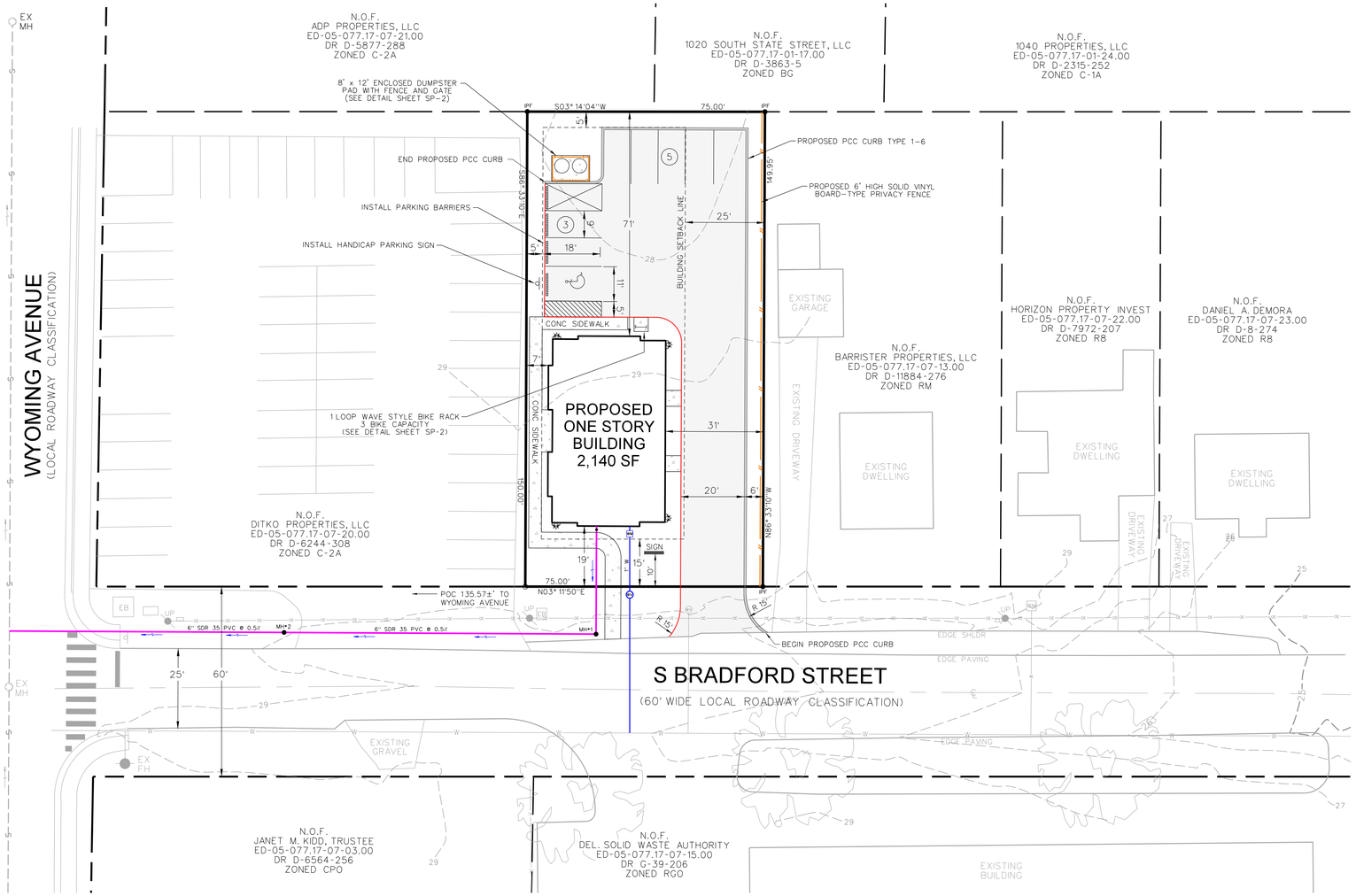


LOCATION MAP SCALE: 1" = 1200'

LOCATION MAP SCALE: 1" = 400'



HANDICAP SIGN DETAIL
(NOT TO SCALE)



GENERAL NOTES

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE BOUNDARY SURVEY PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY ALAN O KENT LAND SURVEYING.
2. THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS.
3. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD BOUNDARY AS DEPICTED ON THE FEMA MAP COMMUNITY PANEL NUMBER 10001C0169J DATED JULY 7, 2014.
4. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
6. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
8. NO EXISTING EASEMENTS PRESENT ON THIS PARCEL.
9. THE PLAN DOES NOT VERIFY THE EXISTENCE OR THE ABSENCE OF EASEMENTS AND OR RIGHT-OF-WAYS.

DATA COLUMN

TAX PARCEL NO:	ED-05-077.17-07-27.00-000
ACREAGE WITHIN BOUNDARIES:	0.25 ACRES
EXISTING ZONING:	C-2A (LIMITED COMMERCIAL)
EXISTING USE:	VACANT/RESIDENTIAL
PROPOSED USE:	OFFICE

C-2A BULK STANDARDS:	REQUIRED	PROPOSED
FRONT YARD SETBACK:	15'	19'
SIDE YARD SETBACK:	5'	7'
SIDE YARD (ADJOINING RESIDENTIAL):	25'	28'
REAR YARD SETBACK:	5'	71'
MINIMUM LOT WIDTH:	N/A	75'
MINIMUM LOT DEPTH:	100'	150'
MINIMUM LOT AREA:	N/A	11,326 SF
NUMBER OF STORIES:	6 MAX	1
MAXIMUM BUILDING HEIGHT:	75' MAX	12'
FLOOR AREA RATIO:	4.0 MAX	0.20

NUMBER OF EMPLOYEES:	6
PROPOSED BUILDING GFA:	2,140 S.F.
PARKING REQUIRED:	(2,140 SF)(1 SP/300 SF) = 8 SPACES
PARKING PROVIDED:	8 SPACES (1 HANDICAP)
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
PROPOSED BUILDING HEIGHT:	12 FEET (SINGLE STORY)
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
PERMANENT MONUMENTS FOUND:	3 (IPF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	CITY OF DOVER
SEWER SERVICE:	CITY OF DOVER
INVESTMENT LEVEL:	1
OWNER OF RECORD:	DITKO PROPERTIES, LLC 1004 S STATE ST STE 1 DOVER, DE 19904
SITE ADDRESS:	1107 S BRADFORD STREET DOVER, DE 19904

CONSTRUCTION PLAN SHEET INDEX

LEGEND

PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
EXISTING CONTOUR	26
PROPOSED CONTOUR	(26)
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
EXISTING WATER LINE	W
PROPOSED WATER LINE	W
EXISTING UTILITY POLE	
EXISTING ROAD SIGN	
EXISTING SPOT ELEVATION	26×27
PROPOSED SPOT ELEVATION	(26×27)

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, 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.

KEVIN R. MINNICH, PE #9027 DATE

OWNER CERTIFICATION

I, DR. DOUGLAS DITTY OF DITKO PROPERTIES, LLC, 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 RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DR. DOUGLAS DITTY DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

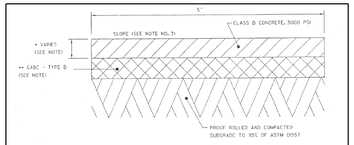
PROJECT NO: 23-067 | DGN FILE: 23-067

FINAL SITE PLAN
LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 11/01/24 | SCALE: 1" = 20' | SHT: SP-1



* - STANDARD SIDEWALK SHALL BE 4" THICK. FOR DEPRESSED AND TRANSITION AREA, THE SIDEWALK SHALL BE 6" THICK.
** - STANDARD SIDEWALK OF 4" THICKNESS SHALL BE PLACED OVER 4" GABC – TYPE B. SIDEWALK FOR DEPRESSED AND TRANSITION AREAS OF 6" THICKNESS SHALL BE PLACED OVER 6" GABC – TYPE B.

NOTES:
1. MARK IN 5' SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THEN 15'.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
3. SIDEWALK TO BE CONSTRUCTED AT GRADE. SLOPE OF SIDEWALK SHALL BE AT A 1.5% SLOPE WITH A 2% MAX/1% MIN IN ORDER TO ASSURE POSITIVE DRAINAGE.

SIDEWALK DETAIL
NOT TO SCALE

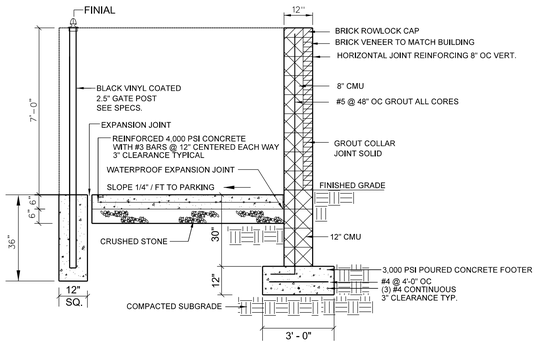
1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black

More Images

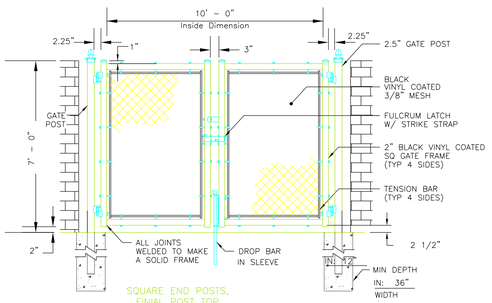
Upscale stylish look for downtown shopping and business districts.

- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Concrete mounting hardware sold separately.

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	ADD TO CART	
H-2892	1-Loop	22 x 2 1/2 x 34"	3	27	$170	$160	1	ADD

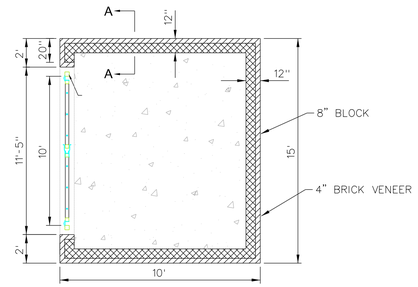


CROSS SECTION A-A
Not To Scale



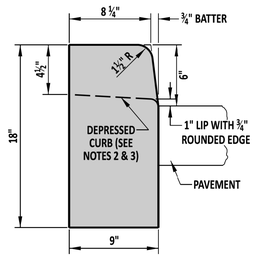
ELEVATION VIEW
Not To Scale

BRICK PAVER EDGING WITH 1/2" MORTAR JOINTS AND 1" MORTAR BED (MAX.)
SEE PLAN FOR DESIGN OF BRICK ACCENTS IN CONCRETE
BRICK COLOR AS SPECIFIED BY OWNER

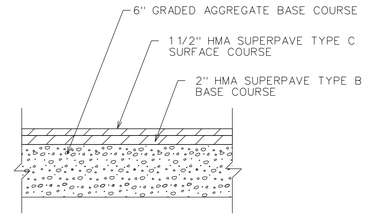


PLAN VIEW
Not To Scale

DUMPSTER ENCLOSURE WITH GATE DETAIL



PCC CURB TYPE 1-6
NOT TO SCALE



PARKING PAVING SECTION
NOT TO SCALE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

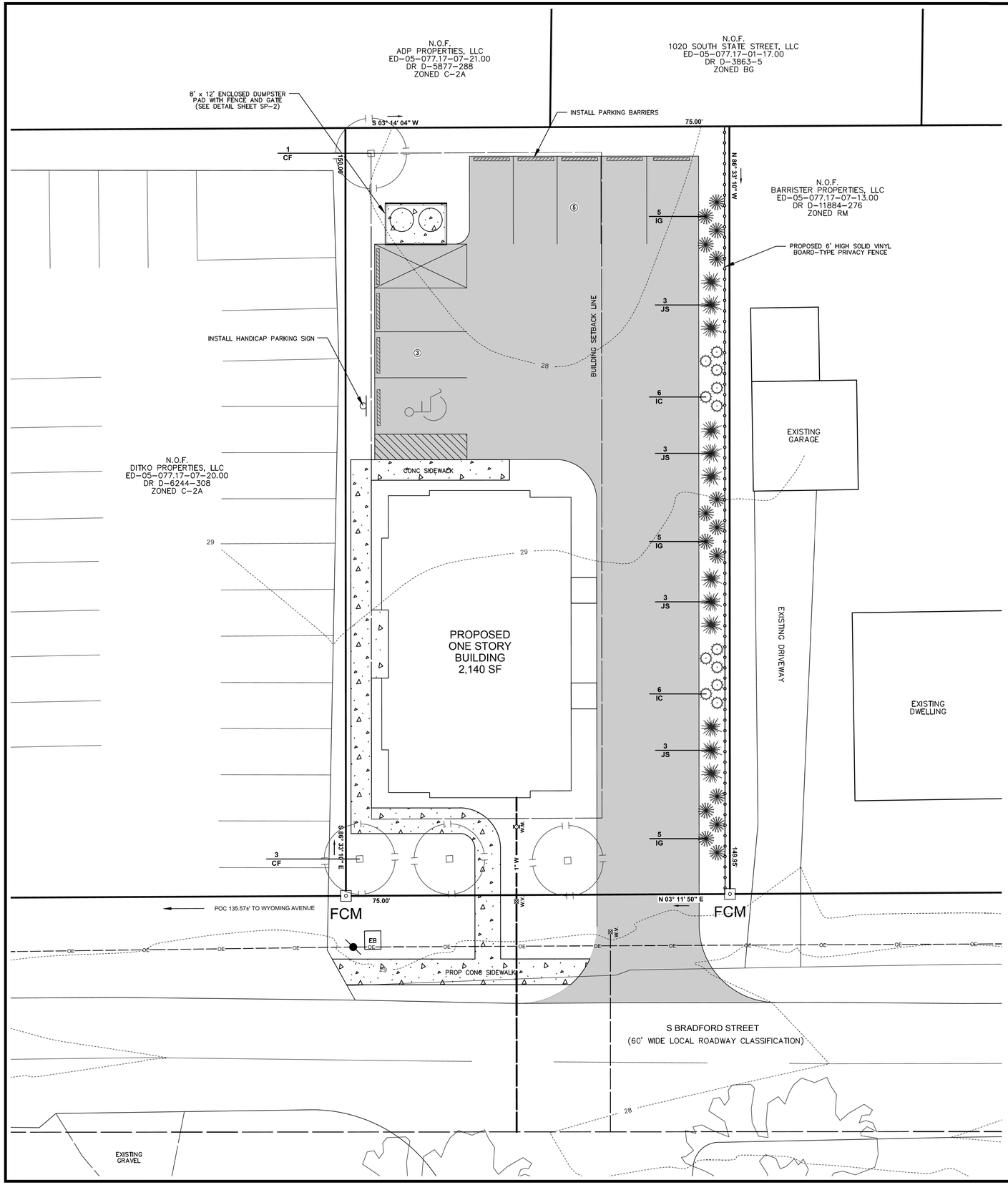
PROJECT NO: 23-067 | DGN FILE: 23-067

FINAL SITE PLAN DETAILS
LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 11/01/24 | SCALE: 1" = 20' | SHT: SP-2



GENERAL LANDSCAPE NOTES :

1. 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."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

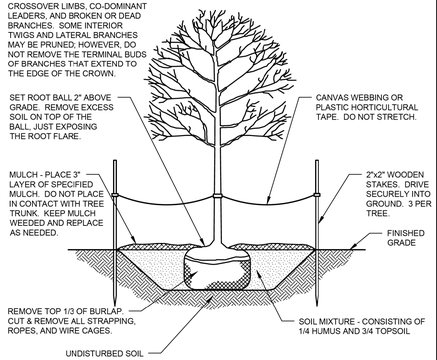
   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. 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.
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. 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, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

TREE PRESERVATION & DENSITY REQUIREMENTS

1.	TOTAL NON-WOODLAND AREA :	11,248 S.F.
2.	DENSITY :- 1 TREE PER 3,000 S.F. OF LOT AREA 11,248 / 3,000 S.F. / TREE = 3.75	4 TREES REQUIRED
3.	EXISTING TREES TO BE RETAINED :	0
4.	PROPOSED TREES :	4
5.	NON-RESIDENTIAL - RESIDENTIAL OPAQUE BUFFER :	OPAQUE VINYL FENCE WITH EVERGREEN LANDSCAPE SCREEN
6.	BUFFER TREES / SHRUBS PROVIDED :	12 EVERGREEN TREES 27 EVERGREEN SHRUBS

NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
CF	4	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV
EVERGREEN TREES						
JS	12	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5' - 6' HGT	CONT	FHV
EVERGREEN SHRUBS						
IC	12	ILEX CRENATA 'BRASS BUCKLE	JAPANESE HOLLY	#3	CONT	FHV
IG	15	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	#3	CONT	FHV

TOTAL: 4 TREES, 12 EVERGREEN TREES, 27 SHRUBS

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

1107 S. BRADFORD ST. OFFICE BUILDING

1107 S. BRADFORD ST.
DOVER
KENT COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN

0 5 10 20

SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAW/STATE: L-001

PROJECT NO.: 2023329.00
DATE: 10/16/2024
SCALE: 1" = 10'
DRAWN BY: **A.J.D.** PROJ. MGR.: **B.J.C.**

SHEET
L-001

Lands of Ditko Properties

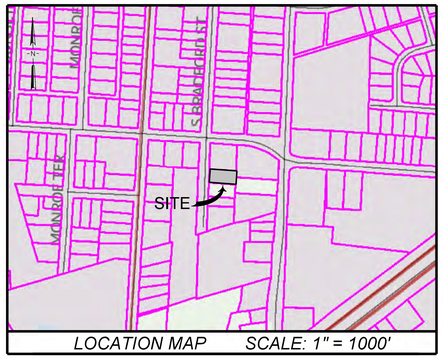
Sediment and Stormwater Management Plan

East Dover Hundred

St Jones River Watershed

Tax Parcel: ED-05-077.17-07-27.00-000

Kent County, Delaware



LOCATION MAP SCALE: 1" = 1000'

SEQUENCE OF CONSTRUCTION

1. OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE AGENCIES.
2. NOTIFY THE KENT CONSERVATION DISTRICT FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
3. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LAND OWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING.
4. INSTALL SILT FENCING IN LOCATIONS SHOWN ON THE APPROVED PLAN.
5. INSTALL INLET PROTECTION ON EXISTING STORM SEWER INLETS IF NECESSARY.
6. CONTACT THE KENT CONSERVATION DISTRICT INSPECTOR FOR A PERIMETER INSPECTION PRIOR TO PROCEEDING TO THE NEXT STEP IN THE SEQUENCE OF CONSTRUCTION.
7. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE KENT CONSERVATION DISTRICT SITE INSPECTOR AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
8. NOTIFY THE KENT CONSERVATION DISTRICT SITE INSPECTOR AND CCR A MINIMUM OF THREE (3) DAYS PRIOR TO THE START OF THE STORMWATER SYSTEM CONSTRUCTION. STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
9. REQUIRED CONSTRUCTION REVIEWS PER BMP STANDARDS AND SPECIFICATIONS, SECTION 1.8:
   A. PRE-CONSTRUCTION MEETING.
   B. INITIAL SITE PREPARATION INCLUDING INSTALLATION OF EROSION AND SEDIMENT CONTROLS AND SENSITIVE AREA PROTECTION SURROUNDING INFILTRATION PRACTICE LOCATIONS.
   C. EXCAVATION AND GRADING INCLUDING INTERIM AND FINAL ELEVATIONS.
   D. IMPLEMENTATION OF REQUIRED STABILIZATION.
   E. FINAL CONSTRUCTION REVIEW INCLUDING DEVELOPMENT OF A PUNCH LIST FOR FACILITY ACCEPTANCE.
10. CONSTRUCT TEMPORARY SEDIMENT TRAP BY EXCAVATING INFILTRATION BASIN AREA TO ELEVATION 36.00 FOR PROPOSED BUILDING CONSTRUCTION (ONE (1) FOOT ABOVE THE FINAL BOTTOM ELEVATION). STABILIZE IN ACCORDANCE WITH TEMPORARY STABILIZATION NOTES. NO HEAVY EQUIPMENT IS TO BE USED ON THE BOTTOM OF THE INFILTRATION BASIN DURING CONSTRUCTION.AND WATER.
    A. FINAL GRADE AND STABILIZE SLOPES AS EXCAVATION CONTINUES.
    B. INSTALL FOREBAYS WITH CHAIN LINK GABIONS.
    C. INSTALL INLET PIPES WITH RIPRAP APRONS.
    D. FINAL GRADE BOTTOM AND COMPLETE FINAL STABILIZATION.
11. STRIP TOPSOIL IN ENTRANCE AND PARKING LOT AREAS AND STOCKPILE IN APPROVED STOCKPILE LOCATIONS SHOWN PER PLANS. TEMPORARY STOCKPILE AREAS TO BE STABILIZED WITH SEED AND MULCH AND SURROUNDED WITH SILT FENCING IN ACCORDANCE WITH THE TEMPORARY STABILIZATION NOTES.
17. INSTALL UNDERGROUND UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE, WATER, SEWER, AND STORM DRAINAGE. INSTALL INLET PROTECTION AROUND ALL CATCH BASINS.
13. INSTALL CURB, FINAL GRADE PARKING AREA, AND INSTALL CRUSHER RUN AS SPECIFIED IN THE CONSTRUCTION DRAWINGS.
14. FINE GRADE DISTURBED AREA. STABILIZE WITH SEED AND STRAW MULCH.
15. PAVE ENTRANCE AND PARKING AREA TO LIMITS SHOWN.
16. FINE GRADE DISTURBED AREA AND PROVIDE FINAL STABILIZATION WITH SEED AND MULCH ON DISTURBED AREAS.
17. CONVERT TEMPORARY SEDIMENT TRAP TO PERMANENT STORMWATER MANAGEMENT BASIN FOLLOWING AUTHORIZATION OF A KENT CONSERVATION DISTRICT INSPECTOR.
    A. PROPERLY DE-WATER SEDIMENT BASIN IN AN APPROVED MANNER.
    B. REMOVE ACCUMULATED SEDIMENT AND RESTORE BASIN TO DESIGN GRADE WITH BOTTOM ELEVATION OF 35.0 AS SHOWN.
    C. CONFIRMATORY TESTING OF INFILTRATION FACILITY IS REQUIRED DURING, OR IMMEDIATELY FOLLOWING, FACILITY CONVERSION PER BMP STANDARDS AND SPECIFICATIONS, APPENDIX 1 AND FINDINGS SUBMITTED TO KCD.
18. AS-BUILT SURVEY OF ALL PERMANENT STORMWATER MANAGEMENT FACILITIES ARE TO BE PERFORMED AND SUBMITTED FOR REVIEW BY THE KENT CONSERVATION DISTRICT PRIOR TO PROJECT CLOSE OUT.
19. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH THE KENT CONSERVATION DISTRICT SITE INSPECTORS' APPROVAL.
20. FOLLOWING AUTHORIZATION FROM THE AGENCY CONSTRUCTION SITE REVIEWER, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES. SEED AND MULCH ALL DISTURBED AREAS.
21. THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE, ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN IMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN.
22. THE CONTRACTOR SHALL, AT ALL TIMES, PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.

SEDIMENT AND STORMWATER CONSTRUCTION NOTES

1. THE KENT CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSES OF PERIODIC SITE INSPECTION.
3. REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR 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 APPROVED PLAN.
4. 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.
5. 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 PROPOSED SITE.
6. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
7. WHENEVER A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
8. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
9. POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE KENT CONSERVATION DISTRICT WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
10. APPROVAL OF A SEDIMENT AND STORM WATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
11. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER NPDES GENERAL PERMIT FOR THIS PROJECT IS 7069. AT ANY TIME, THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.
12. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
13. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
14. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
15. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH THE REQUIREMENTS OF 7 DEL.C. CH 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
16. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
17. A THIRD PARTY CCR IS REQUIRED FOR THIS PROJECT.
18. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
19. A COPY OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN MUST BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
20. 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. KCD INSPECTOR MUST APPROVE DEWATERING FILTER PLACEMENT AND USE PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
21. 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 A TEMPORARY SEEDING MIXTURE AND MULCHED.
22. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITES AND INFILTRATION BASIN.
23. SHOULD DUST CONTROL BECOME A PROBLEM, THE SITE SHALL BE SPRINKLED WITH WATER.
24. NORTH AMERICAN GREEN S75BN EROSION CONTROL MATTING IS TO BE SPECIFIED FOR THIS PROJECT OR EQUIVALENT. DNREC NOW REQUIRES ALL MATTING TO BE BIODEGRADABLE.
25. ALL STONE, WITH THE EXCEPTION OF ROCK CHECK DAMS, IS TO BE UNDERLAIN WITH A GEOTEXTILE FABRIC (MIRAFI 600X, WINFAB GS1), OR APPROVED EQUIVALENT PRACTICE.

LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
STREET CENTERLINE
LOT LINE
BUILDING SETBACK LINE
STREAM BUFFER LINE
WETLANDS LINE
WOODS LINE
LOT NUMBER (23)
EXISTING CONTOUR 26
PROPOSED CONTOUR (26)
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING SANITARY SEWER S
EXISTING WATER LINE W
PROPOSED SANITARY SEWER S
PROPOSED WATER LINE W
EXISTING UTILITY POLE
EXISTING ROAD SIGN
EXISTING SPOT ELEVATION 26×27
PROPOSED SPOT ELEVATION (26×27)
SILT FENCE SF
SUPER SILT FENCE SSF
SOIL DELINEATION LINE
LIMIT OF DISTURBANCE LOD
INLET PROTECTION TYPE 2 IP-2
COMPOST FILTER LOG CFL

DATA COLUMN

TAX PARCEL NO:	ED-05-077.17-07-27.00-000
ACREAGE WITHIN BOUNDARIES:	0.26 ACRES
EXISTING ZONING:	C-2A (LIMITED COMMERCIAL)
EXISTING USE:	VACANT/RESIDENTIAL
PROPOSED USE:	OFFICE

C-2A BULK STANDARDS:	REQUIRED	PROPOSED
FRONT YARD SETBACK:	15'	19'
SIDE YARD SETBACK:	5'	7'
SIDE YARD (ADJOINING RESIDENTIAL):	25'	28'
REAR YARD SETBACK:	5'	71'
MINIMUM LOT WIDTH:	N/A	75'
MINIMUM LOT DEPTH:	100'	150'
MINIMUM LOT AREA:	N/A	11,326 SF
NUMBER OF STORIES:	6 MAX	1
MAXIMUM BUILDING HEIGHT:	75' MAX	12'
FLOOR AREA RATIO:	4.0 MAX	0.20

NUMBER OF EMPLOYEES:	6
PROPOSED BUILDING GFA:	2,140 S.F.
PARKING REQUIRED:	(2,140 SF)(1 SP/300 SF) = 8 SPACES
PARKING PROVIDED:	8 SPACES (1 HANDICAP)
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
PROPOSED BUILDING HEIGHT:	12 FEET (SINGLE STORY)
PROPOSED IMPERVIOUS COVERAGE:	0.18 ACRE (69%)
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
PERMANENT MONUMENTS FOUND:	3 (IPF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	CITY OF DOVER
SEWER SERVICE:	CITY OF DOVER
INVESTMENT LEVEL:	1
POSTED SPEED LIMIT:	25 MPH
STORMWATER MANAGEMENT AREA:	0.10 ACRES
SITE BENCHMARK:	IRON PIPE FOUND IPF ELEV=28.17
SITE AREA LIMIT OF DISTURBANCE:	0.28 ACRES
SITE LATITUDE & LONGITUDE:	39.108292, -75.543242
PROPOSED DISCHARGE LOCATION:	POROUS PAVEMENT FACILITY
LIMIT OF DISTURBANCE AT DISCHARGE LOCATION:	0.20 ACRES
OWNER OF RECORD:	DITKO PROPERTIES, LLC 1004 S STATE ST, STE 1 DOVER, DE 19904
SITE ADDRESS:	1107 S BRADFORD STREET DOVER, DE 19904

SHEET INDEX

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

KEVIN R. MINNICH, PROFESSIONAL ENGINEER DATE
MINNICH ENGINEERING & LAND PLANNING INC.
868 GREENWOOD ROAD
GREENWOOD, DE 19950
(302) 697-2239 VOICE
krminnich@comcast.net

OWNER'S CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT. AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

DITKO PROPERTIES, LLC
DR. DOUGLAS DITTY
1007 S STATE STREET, STE 1
DOVER, DE 19904
DOUGLASDITTY@HOTMAIL.COM

KENT CONSERVATION DISTRICT APPROVAL

Minnich Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

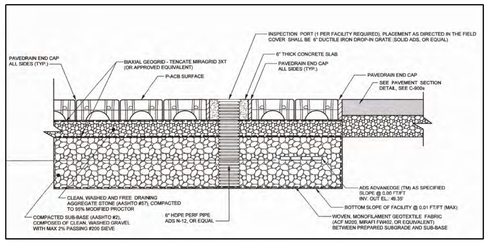
COVER SHEET

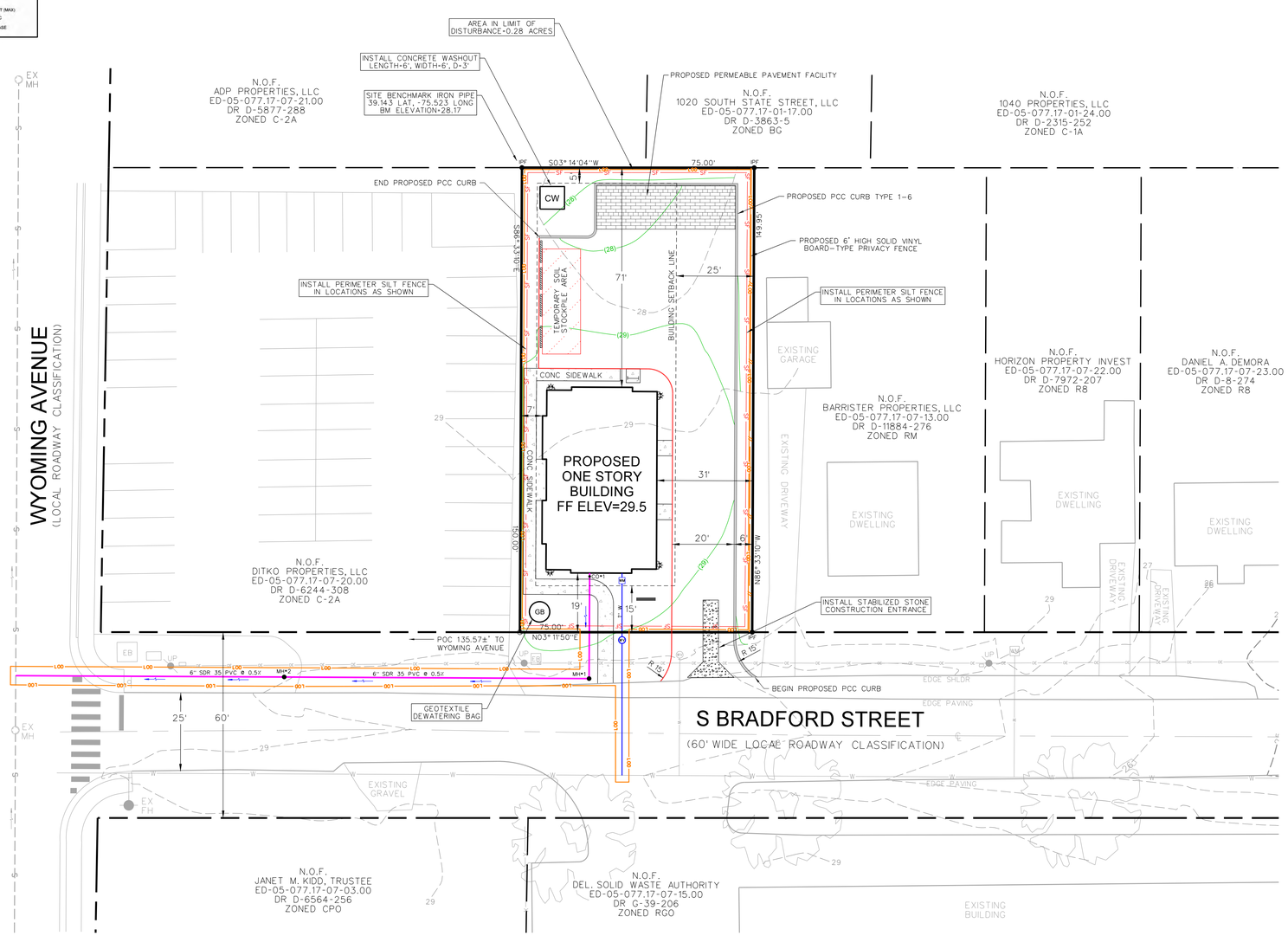
LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 11/01/24 | SCALE: 1" = 20' | SHT: KCD-1





SOILS DESCRIPTION

HkB—Hambrook-Urban land complex, 0 to 5 percent slopes

Map Unit Setting
National map unit symbol: 1qx74
Elevation: 0 to 260 feet
Mean annual precipitation: 40 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition
Hambrook and similar soils: 45 percent
Urban land: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting
Landform: Depressions, knolls, fluviomarine terraces, flats
Landform position (three-dimensional): Rise
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, convex, linear

Typical profile
Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities
Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

LEGEND

PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
TREE LINE	
LOT NUMBER	23
EXISTING CONTOUR	26
TEST PIT LOCATION	TP#
APPROVED SOILS LINE	
EXISTING UTILITY POLE	UP
OVERHEAD ELECTRIC LINE	OE
WETLAND DELINEATION LINE	
WETLAND BUFFER LINE	
BLUE LINE STREAM BUFFER	
100 YEAR FLOOD PLAIN	
TAX DITCH ROW LINE	
CONCRETE MONUMENT FOUND	CMF
CAPPED PIN SET	CPS

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

SEDIMENT & EROSION CONTROL PLAN
LANDS OF DITKO PROPERTIES

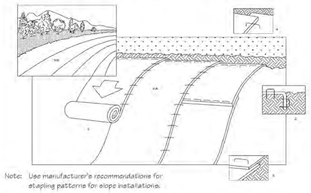
SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 11/01/24 | SCALE: 1" = 20' | SHT: KCD-2

Standard Detail & Specifications

Stabilization Matting - Slope



Note: Use manufacturer's recommendations for stapling patterns for slope installations.

Perspective

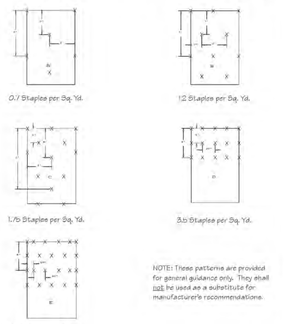
Construction Notes:

1. Prepare soil before installing matting, including application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
3. Roll the mats (A) down or (B) horizontally across the slope.
4. The edges of parrallel mats must be stapled with approx. 2' overlap.
5. When mats must be spliced down the slope, place mats end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Stabilization Matting - Slope



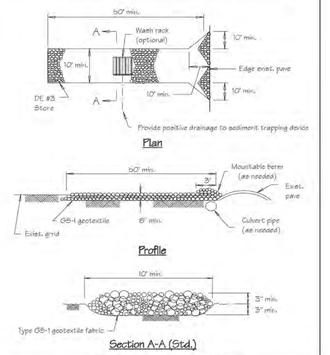
NOTE! These patterns are provided for general guidance only. They shall not be used as a substitute for manufacturer's recommendations.

Stapling Patterns

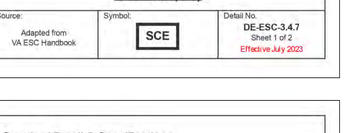
Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications

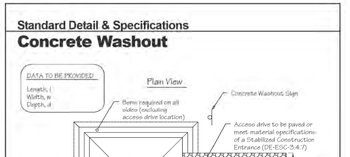
Stabilized Construction Entrance



Plan



Profile

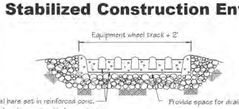


Section A-A (Std.)

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Stabilized Construction Entrance



Section A-A (Opt.)

Construction Notes:

1. Stone size - Use DE #3 stone.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than size (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Geotextile - Type GS-I, placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 2 of 2 Effective July 2023

TABLE TS 1
TEMPORARY SEEDINGS BY RATES, DEPTHS AND DATES

Species 3/	Seeding Rate: Per Acre	Seeding Rate: Lbs/1000 Sq.ft.	Planting Depth 2/ (inches)	Seedings Dates 6/: COASTAL PLAIN 2/1-4/30	COASTAL PLAIN 5/1-8/14	COASTAL PLAIN 8/15-11/30	PIEDMONT 3/1-4/30	PIEDMONT 5/1-7/31	PIEDMONT 8/1-10/15
Choose one: Barley	2 1/2bu.	2.8	1-2	x	--	By 10/15	x	--	By 10/15
Oats	3bu.	2.2	1-2	x	--	--	x	--	--
Rye	2 1/2bu.	3.2	1-2	x	--	x	x	--	x
Italian perennial ryegrass4/	40 lbs.	1.0	1/4-1/2	5/ x	--	By 11/1	5/ x	--	By 11/1
Millet	40 lbs.	1.0	1/2	--	x	--	--	x	--
Weeping, Boer or Lehmann's lovegrass	3 lbs.	.1	1/4-1/2	--	x	--	--	x	--
Sudangrass 4/	40 lbs.	1.0	1-2	--	x	--	--	x	--

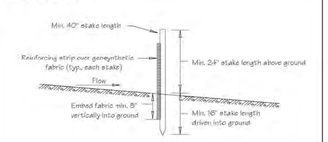
1/ Use only on areas where seed stalks and volunteer growth are acceptable.
2/ Applicable on slopes 3:1 or less.
3/ Use varieties currently recommended for delaware. Use certified seed when available.
4/ Use common sudangrass varieties only. Do not use hybrids.
5/ Twenty pounds per acre of annual lespedeza may be added to 1/2 the seeding rate of any species used for seeding.
6/ Between fall and spring seeding dates, use mulching only or sodding practices.
x Not applicable in period.

PERMANENT SEEDING AND SEEDING DATES

Mix No.	SEEDING MIXTURES (Use certified seed) (if available)	SEEDING RATES Lbs/ Acre	Lbs/1000 Sq.ft.	OPTMUM SEEDING DATES (d) COASTAL PLAIN 2/1-4/30	COASTAL PLAIN 5/1-8/14	COASTAL PLAIN 8/15-10/31	PIEDMONT 3/1-4/30	PIEDMONT 5/1-7/31	PIEDMONT 8/1-10/15
1	"Kentucky 31" Tall Fescue	60	1.38	x	--	x	x	--	x
2	"Kentucky 31" Tall Fescue "Boer", "Lehmann" Weeping Lovegrass (a)	60 2	1.38 .05	--	x	--	--	x	--
3	"Kentucky 31" Tall Fescue+ Weeping lespedeza, inoculated (b)(g)	50 15	1.15 .34	x	--	--	x	--	--
4	"Kentucky 31" Tall Fescue+ "Interstate" Serice lespedeza, inoculated(b)(g)	40 20	.92 .46	x	--	x	x	--	x
5	Chemung Crownvetch, inoculated (g) Redtop	15 3	.34 .07	x	--	--	x	--	--
6	Chemung Crownvetch, inoculated (g) "Kentucky 31" Tall Fescue+	15 40	.46 .92	x	--	--	x	--	--
7	"Kentucky 31" Tall Fescue (75%) Redtop (5%) Cardo Bluegrass (10%) Kentucky Bluegrass (10%)	90	2	x	--	x	x	--	x
8	Kentucky Bluegrass (50%) "Pennlawn" or "Jamestown" Red Fescue (40%) Redtop (10%)	90	2	x	--	x	x	--	x
Droughty Areas									
9	"Kentucky 31" Fescue+ Redtop	30 5	.69 .11	x	--	x	x	--	x
10	Weeping lovegrass Sericia lespedeza, inoculated (b)(g)	2 20	.05 .46	x	x	--	x	x	--
Poorly Drained Areas									
11	"Kentucky 31" Fescue+	30	.69	x	--	x	x	--	x
12	Reed canarygrass (c)	10	.23	--	--	x	--	--	x
Shaded Areas									
13	"Kentucky 31" Fescue+	10	.23	--	--	x	--	--	x
14	"Pennlawn" or "Jamestown" Red Fescue	40	.92	x	--	x	x	--	x
Lawns & High Maint. Areas									
15	"Plush", "Birka", "Pryde", "Vantage", "Columbia", "Monarch", "South Dakota" or "Kenblue"Kentucky Bluegrass+ (90) "Pennlawn" or "Jamestown" Red Fescue (10)	90 10	2 .23	x	--	x	x	--	x
16	"Kentucky 31" Fescue+	220-260	5-6	x	X(e)	x	x	X(e)	x

Standard Detail & Specifications

Silt Fence



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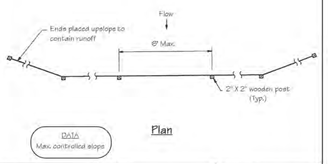
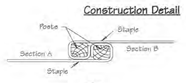


Plan

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Silt Fence



Top

Construction Notes:

1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

1. Stakes: Steel (either T or U) or 2" x 2" hardwood
2. Geosynthetic Fabric: Type GD-I
3. Reinforcing strip: Wooden lath or plastic strip

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications

Concrete Washout

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Concrete Washout

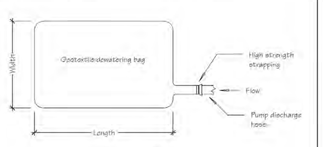
Construction Notes:

1. Locate washout area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or waterbodies.
2. Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 feet deep, with a minimum 10mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1 foot wide compacted fill berm.
4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. For excavated washouts, anchor the liner underneath the berm or overtop with sandbags or concrete blocks to hold in place.
5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location.
6. Allow washed out concrete mixture to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

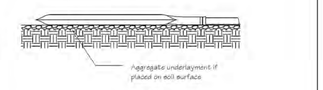
Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications

Geotextile Dewatering Bag



Plan



Profile

NOTE: Pre-manufactured products installed in accordance with manufacturer's recommendations may be used as an equivalent substitute with Departmental approval.

Source:	Symbol:	Detail No.
Adapted from ACF Products, Inc.	GB	DE-ESC-3.2.1.2 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Geotextile Dewatering Bag

Construction Notes:

1. The dewatering bag should be placed so the incoming water flows into and through the bag, and then flow off the site without creating more erosion. The neck should be tied off tightly to stop the water from flowing out of the bag without going through the walls. The dewatering bag should be placed on a gravel bed to allow water to flow in all directions.
2. The dewatering bag is considered full and should be disposed when it is impractical for the bag to filter the sediment out at a reasonable flow rate. At this point, it should be replaced with a new bag.
3. Disposal may be accomplished as directed by the construction reviewer. If the site allows, the bag may be buried on site and seeded, visible fabric removed and seeded or removed from site to a proper disposal area.

Materials:

1. The geotextile fabric shall be a Type GD-IV.
2. The dewatering bag shall be sewn with a double needle machine using high strength thread. All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average roll values:

Type	TEST METHOD	TEST RESULT
Heavy duty	ASTM D-4884	100 lb / in

3. The dewatering bag shall have an opening large enough to accommodate a four (4) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the bag without being filtered.

Source:	Symbol:	Detail No.
Adapted from ACF Products, Inc.	GB	DE-ESC-3.2.1.2 Sheet 2 of 2 Effective July 2023

VEGETATIVE STABILIZATION WITH TEMPORARY SEEDING

1. ALL TEMPORARY SEEDING PRACTICES TO BE IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
2. LIME - APPLY DOLOMITIC LIMESTONE AT A RATE OF 2 TONS PER ACRE.
3. PREFERRED TEMPORARY SEEDING MIXTURE:
   A. RYEGRASS - APPLY AT 40 POUNDS PER ACRE
   B. WEEPING LOVEGRASS - APPLY AT 3 POUNDS PER ACRE
4. FERTILIZER - APPLY 10-10-10 AT A RATE OF 600 POUNDS PER ACRE
5. MULCHING MATERIALS AND AMOUNTS:
   A. STRAW - APPLY AT A RATE OF 2 BALES PER 1,000 SQUARE FEET
   B. WOOD CHIPS - APPLY AT A RATE OF 275 POUNDS PER 1,000 S.F.
   C. WOOD CELLULOSE FIBER - APPLY AT A RATE OF 35 POUNDS/1,000 SQUARE FEET BY HYDROSEEDING
6. MULCH ANCHORING TOOL - TRACKING AND/OR LIQUID MULCH BINDERS.

VEGETATIVE STABILIZATION WITH PERMANENT SEEDING

1. ALL PERMANENT SEEDING PRACTICES TO BE IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
2. LIME - APPLY DOLOMITIC LIMESTONE AT 2 TONS PER ACRE.
3. PREFERRED PERMANENT SEEDING MIXTURES:
   A. KENTUCKY 31 TALL FESCUE APPLIED AT 60 POUNDS PER ACRE
   B. KENTUCKY BLUEGRASS APPLIED AT 90 POUNDS PER ACRE
4. FERTILIZER - APPLY 10-10-10 AT A RATE OF 1,000 POUNDS PER ACRE WORKED INTO THE TOP 4-6 INCHES OF SOIL
5. MULCHING MATERIALS AND AMOUNTS:
   A. STRAW - APPLY AT A RATE OF 2 BALES PER 1,000 SQUARE FEET
   B. WOOD CHIPS - APPLY AT A RATE OF 275 POUNDS PER 1,000 S.F.
   C. WOOD CELLULOSE FIBER - APPLY AT A RATE OF 35 POUNDS/1,000 SQUARE FEET BY HYDROSEEDING
6. MULCH ANCHORING TOOL - TRACKING AND/OR LIQUID MULCH BINDERS.
7. IRRIGATION - APPLY ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH
8. MAINTENANCE - RE-ESTABLISH FAILED AREAS AS SOON AS POSSIBLE. INSPECT, IRRIGATE, AND RE-FERTILIZE FOR ONE YEAR

Minnich Engineering & Land Planning
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(302) 697-2239 - (302) 495-7244

REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

SEDIMENT & EROSION CONTROL DETAILS

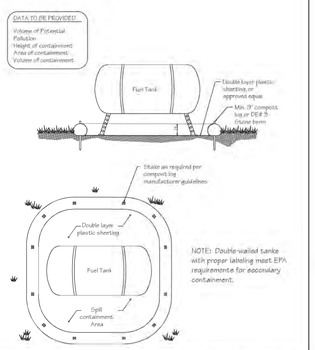
LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

DATE: 11/01/24 | NOT TO SCALE | SHT: KCD-3

Standard Detail & Specifications

Fueling & Spill Control



Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.4** Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Fueling & Spill Control

Pollution Prevention – Fueling & Spill Control

1. Fueling should only take place in signed designated areas, away from downstream drainage facilities and watercourses.
2. Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.
3. Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.
4. Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.
5. Place a "Fueling Area" sign next to each fueling area.
6. Store hazardous materials such as fuel, solvents, oil and chemicals in secondary containment.
7. Inspect vehicles and equipment for leaks on each day of use. Repair fluid and oil leaks immediately.
8. Absorbent spill clean-up materials and spill kits must be available in fueling areas and on fuel trucks.
9. If fueling is to take place at night, make sure the fueling area is sufficiently illuminated.
10. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.

CLEAN UP SPILLS

1. If it is safe to do so, immediately contain and clean up any chemical and/or hazardous material spills.
2. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.
3. Do not bury spills or wash them down with water.

LEAKS AND DRIPS

1. Use drip pans or absorbent pads at all times. Place under and around leaky equipment.
2. Do not allow oil, grease, fuel or chemicals to drip onto the ground.
3. Have spill kits and clean up material on-site.
4. Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.
5. Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly.
6. Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.4** Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications

Construction Site Pollution Prevention

Delaware NPDES Discharge Permit
General Permit for Discharge of Stormwater from Construction Activities

((Project Name))

((NOI Permit Number))

((Agency Plan Approval ID))

((Contact Name & Number for Additional Site Information))

((Contact Name & Number to Obtain Copy of Approved Plan))

If you observe indicators of stormwater pollutants in the discharge or in the receiving waterbody, call the DNREC Spill Notification 24 HR Hotline at

1-800-662-8802

Example Construction General Permit (CGP) Signage

NOTES:
1. Minimum sign size 2' x 2'
2. Minimum text size 1"
3. Sign must be posted at a safe, publicly accessible location close to construction site
4. Sign must be visible from the public road nearest the active construction site
5. Signs posted within a DelDOT or other public road right-of-way (ROW) must be in accordance with all local and/or State requirements in regards to safety, location, orientation, etc.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.1** Sheet 1 of 4 Effective July 2023

Standard Detail & Specifications

Construction Site Pollution Prevention

Notes:

The Construction Site Pollution Prevention Plan includes the following elements:

1. **Material Inventory**

   Document the storage and use of the following materials:

   a. Concrete
   b. Detergents
   c. Paints (enamel and latex)
   d. Cleaning solvents
   e. Pesticides
   f. Wood scraps
   g. Fertilizers
   h. Petroleum based products

2. **Good housekeeping practices**
   a. Store only enough product required to do the job.
   b. Store all materials in a neat, orderly manner in their original labeled containers and covered.
   c. Do not mix different substances.
   d. When possible, use all of a product prior to disposal of the container.
   e. Manufacturers' instructions for disposal should be strictly adhered to.
   f. Designate someone to inspect all BMPs daily.

3. **Waste management practices**
   a. Collect and store all waste materials in securely lidded dumpsters in a location that does not drain to a waterbody.
   b. Salvage and/or recycle waste materials whenever possible.
   c. 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.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 2 of 4 Effective July 2023

Standard Detail & Specifications

Construction Site Pollution Prevention

Notes (cont.)

   d. Dispose of all trash in accordance with all applicable Delaware laws.
   e. Littering is strictly prohibited. Trash cans should be placed at all lunch spots and recycle bins should be placed near the construction trailer.
   f. If fertilizer bags can not be stored in a weather-proof location, they should be kept on a pallet and covered with plastic sheeting which is overlapped and anchored.

4. Equipment maintenance practices
   a. If possible, equipment should be taken to off-site commercial facilities for washing and maintenance.
   b. If performed on-site, wash vehicles with high-pressure water spray without detergents in an area contained by an impervious berm.
   c. Use drip pans for all equipment maintenance.
   d. Inspect equipment for leaks on a daily basis.
   e. Direct washout from concrete trucks into a temporary pit for hardening and proper disposal.
   f. Equip fuel nozzles with automatic shut-off valves.
   g. Dispose of all used products such as oil, antifreeze, solvents and tires in accordance with manufacturers' recommendations and local, state and federal laws and regulations.

5. Spill prevention practices
   a. Identify potential spill areas and contain them in covered areas with no connection to the storm drain system.
   b. Post warning signs in hazardous material storage areas.
   c. Perform preventive maintenance on all tanks, valves, pumps, pipes and other equipment as necessary.
   d. Prioritize low or non-toxic substances for use.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 3 of 4 Effective July 2023

Standard Detail & Specifications

Construction Site Pollution Prevention

Notes (cont.)

   e. Prominently post contact information for reporting spills through the DNREC 24-Hour Toll Free Number.

6. Education
   a. Include Best Management Practices (BMPs) for construction site pollution control as part of regular progress meetings.
   b. Information regarding waste management, equipment maintenance and spill prevention should be prominently posted in the construction trailer.

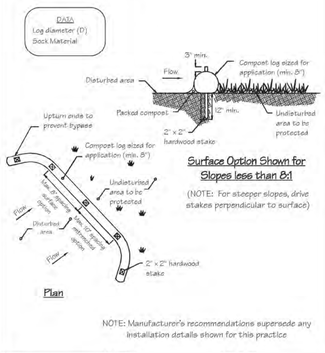
CONTACT INFORMATION

DNREC 24-Hour Toll Free Number	800-**662-8802**
DNREC Solid & Hazardous Waste Management Section	**302-739-9403**

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 4 of 4 Effective July 2023

Standard Detail & Specifications

Compost Filter Log



Source:	Symbol:	Detail No.
Adapted from MD Stds & Specs for ESC & Filtrexx™ International	CFL	**DE-ESC-3.1.7** Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Compost Filter Log

Construction Notes:

1. Prior to installation, clear bedding area of obstructions including rocks or debris larger than 1 inch and fill in any sharp depression voids.
2. If socks are prepared on-site, fill the sock fabric using a pneumatic blower so that the logs are rigid and do not deform. Terminate at the desired length.
3. For trenched applications, excavate 2 to 4 inches below grade along the width and length of the compost filter log.
4. Install the compost filter logs perpendicular to the flow direction and parallel to the slope with the beginning and end of the installation pointing up the slope a minimum of 1 foot elevation difference. On sites where this is not possible, upturn at a minimum length of 10' at a 30 degree angle to prevent runoff bypass.
5. For untrenched applications, blow or hand pack soil, mulch, or compost on the upslope side of the log, filling the bottom void area.
6. Stake the filled log every 10 feet maximum through the center of the sock for trenched applications, or every 8 feet for untrenched. The stake shall be a 2" by 2" hardwood. It should extend 12" below grade and protrude at least 3" above the top of the sock. If located on a slope greater than 8:1, the stake shall be angled downslope at a 45 degree angle to prevent the force of the water from dislodging to log.
7. When the length of the compost filter log needed exceeds the available compost filter sock length, the next sock shall be overlapped a minimum of 12" before being filled, and a stake placed through both socks at the overlap.
8. Remove accumulated sediment when it has reached half of the effective height of the log.
9. Inspect weekly and after rain event. If sock is degrading or the sock is failing, vegetate to secure the compost, replace the log, or reinforce with an additional log. If the log has been crushed due to construction equipment, it can be "fluffed" back to its effective height. If the effective height can no longer be restored, the log shall be replaced or reinforced with an additional compost filter log.

Source:	Symbol:	Detail No.
Adapted from MD Stds & Specs for ESC & Filtrexx™ International	CFL	**DE-ESC-3.1.7** Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications

Topsoiling

Construction Notes:

1. **Site Preparation** (Where Topsoil is to be added)

   Note: When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.

   a. Grading - Grades on the areas to be topsoiled which have been previously established shall be maintained.

   b. Liming - Where the topsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

   c. Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by discing or by scarifying to a depth of a least 3 inches to permit bonding of the topsoil to the subsoil. Pack by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.

2. **Topsoil Material and Application**

   Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Delaware Agricultural Experimental Station.

Source:	Symbol:	Detail No.
USDA - NRCS		**DE-ESC-3.4.1** Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Topsoiling

Construction Notes (cont.)

   a. Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragment, gravel, sticks, roots, trash or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 5.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

   Note: No sod or seed shall be placed on soil which has been treated with soil sterilant or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic materials.

   b. Grading - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

   Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

   Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of **Appendix 3.06.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.**

Source:	Symbol:	Detail No.
USDA - NRCS		**DE-ESC-3.4.1** Sheet 2 of 2 Effective July 2023

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REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

SEDIMENT & EROSION CONTROL DETAILS

LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

DATE: 11/01/24 | NOT TO SCALE | SHT: KCD-4

STREETS NOTES

1. STANDARD CITY OF DOVER SIDEWALK, AS PER CHAPTER 98, ARTICLE IV OF THE DOVER CODE OF ORDINANCES, SHALL BE REQUIRED TO BE INSTALLED ALONG THE ENTIRE PUBLIC STREET FRONTAGE OF A PROPERTY. WHERE FRONTAGE SIDEWALK EXISTS BUT DOES NOT MEET THE STANDARDS OF CHAPTER 98, ARTICLE IV, THE SIDEWALK SHALL BE RE-LAID TO MEET THE STANDARDS. SIDEWALK SHALL INCLUDE BARRIER-FREE ACCESS RAMPING AT POINTS OF INTERSECTION WITH STREET CROSSINGS AND AT OTHER LOCATIONS SO AS TO AFFORD REASONABLE BARRIER-FREE PEDESTRIAN MOVEMENT AND SITE ACCESS.

2. IN ACCORDANCE TO APPENDIX A, ARTICLE VI, SECTION B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER OF AN INCH TO THE FOOT. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO AFFECT ANY PAVEMENT PREVIOUSLY LAID BY ORDER OF THE CITY COUNCIL, UNTIL IT IS TAKEN UP AND RELAID.

WATER NOTES

1. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH THE CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.

2. ALL WATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE WATER WASTEWATER HANDBOOK, EFFECTIVE MARCH 22, 2010.

3. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.

4. ANY EXISTING WATER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.

5. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER CONSTRUCTION MANAGER AT (302) 736- 7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER CONNECTION 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 UTILITIES, 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.

6. A NEW 5/8" x 3 /4" MUELLER 420 SERIES WATER METER SHALL BE INSTALLED FOR THIS BUILDING. THE METER MUST BE PURCHASED THROUGH THE CITY OF DOVER. PLEASE CONTACT OUR OFFICE A MINIMUM OF SIX (6) WEEKS PRIOR TO REQUIRING THE METER. A DUAL CHECK VALVE MUST BE INSTALLED DOWNSTREAM OF THE METER. A WATER METER BYPASS LINE IS NOT PERMITTED FOR THIS TYPE OF BUILDING APPLICATION.

7. ONCE THE TENANT IS DETERMINED, THE BACKFLOW PREVENTION ASSEMBLY THAT WILL BE REQUIRED WILL BE DETERMINED.

WASTEWATER NOTES

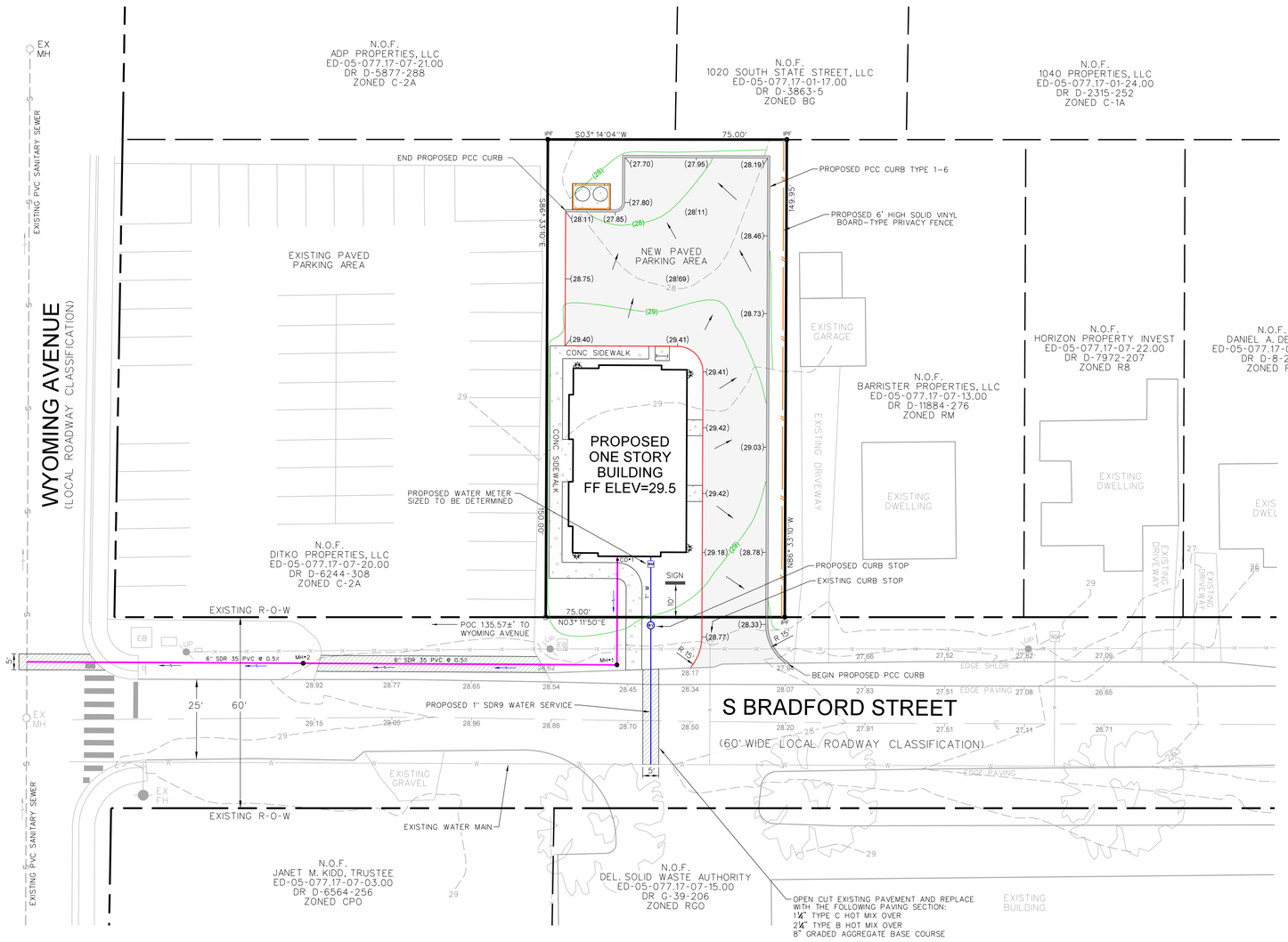
1. ALL WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE WATER WASTEWATER HANDBOOK, EFFECTIVE MARCH 22, 2010.

2. ANY EXISTING 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 DEPARTMENT OF WATER AND WASTEWATER SPECIFICATIONS AND REQUIREMENTS.

3. 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.

LEGEND

PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
EXISTING CONTOUR	26
PROPOSED CONTOUR	(26)
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
EXISTING WATER LINE	W
PROPOSED WATER LINE	W
EXISTING UTILITY POLE	
EXISTING ROAD SIGN	
EXISTING SPOT ELEVATION	26×27
PROPOSED SPOT ELEVATION	(26×27)



LOCATION MAP SCALE: 1" = 400'

DATA COLUMN

TAX PARCEL NO:	ED-05-077.17-07-27.00-000
ACREAGE WITHIN BOUNDARIES:	0.28 ACRES
EXISTING ZONING:	C-2A (LIMITED COMMERCIAL)
EXISTING USE:	VACANT/RESIDENTIAL
PROPOSED USE:	OFFICE

C-1A BULK STANDARDS:	REQUIRED	PROPOSED
FRONT YARD SETBACK:	15'	19'
SIDE YARD SETBACK:	5'	7'
SIDE YARD (ADJOINING RESIDENTIAL):	25'	28'
REAR YARD SETBACK:	5'	71'
MINIMUM LOT WIDTH:	N/A	75'
MINIMUM LOT DEPTH:	100'	150'
MINIMUM LOT AREA:	N/A	11,326 SF
NUMBER OF STORIES:	6 MAX	1
MAXIMUM BUILDING HEIGHT:	75' MAX	12'
FLOOR AREA RATIO:	4.0 MAX	0.20

NUMBER OF EMPLOYEES:	6
PROPOSED BUILDING GFA:	2,140 S.F.
PARKING REQUIRED:	(2,140 SF)(1 SP/300 SF) = 8 SPACES
PARKING PROVIDED:	8 SPACES (1 HANDICAP)
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
PROPOSED BUILDING HEIGHT:	12 FEET (SINGLE STORY)
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
PERMANENT MONUMENTS FOUND:	3 (IPF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	CITY OF DOVER
SEWER SERVICE:	CITY OF DOVER
INVESTMENT LEVEL:	1
OWNER OF RECORD:	DITKO PROPERTIES, LLC 1004 S STATE ST STE 1 DOVER, DE 19904
SITE ADDRESS:	1107 S BRADFORD STREET DOVER, DE 19904

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REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

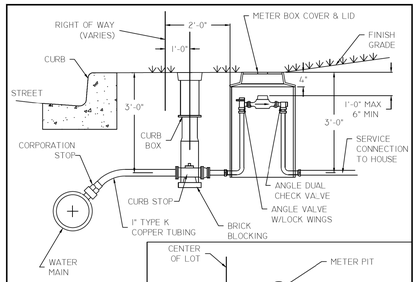
UTILITY AND GRADING PLAN

LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 11/01/24 | SCALE: 1" = 20' | SHT: UP-1



ADJUSTABLE CURB BOX
TYLER UNION SERIES 6500-92
BUFFALO TYPE, COMPLETE
(NO SUBSTITUTION)

1"COPPER PIPE OUTLET
MUELLER H-15000, H-15008
CORPORATION STOP ASSEMBLY

MUELLER ORI SEAL CURBSTOP
H-10291 I.P. I.P.,
H-15176 C.T. I.P.
H-15291 C.T. C.T.

*: 1"SERVICE CONNECTION IS MINIMUM SIZE AS PER CITY OF DOVER REQUIREMENTS.

ALL WATER SERVICES FROM THE MAIN TO THE CURB STOP TO BE COPPER OF APPROPRIATE SIZE.

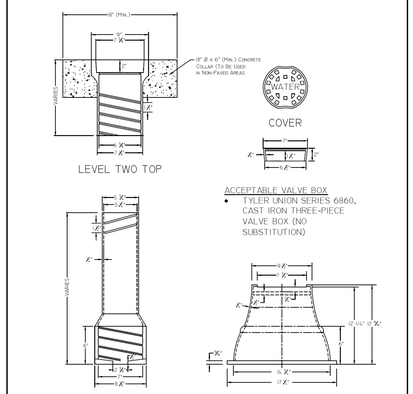
A DUAL METER PIT SHALL BE MANDATORY FOR ALL SERVICES THAT INCLUDE A DOMESTIC SERVICE AND AN IRRIGATION SERVICE.

City of Dover

RESIDENTIAL WATER SERVICE & METER PIT INSTALLATION

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12-09-03
CKD: RJH/REM	SCALE: NONE
APRVD: SJD	DWG. NO: W-1

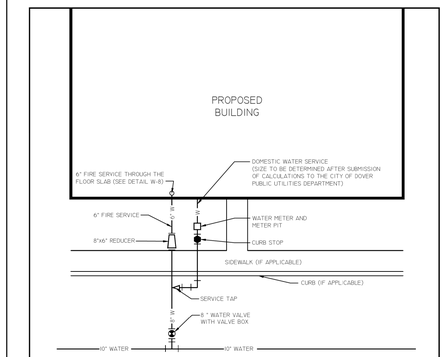


City of Dover

VALVE BOX - SCREW TYPE

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 06.30.08
CKD: R.RH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-7



NOTES:

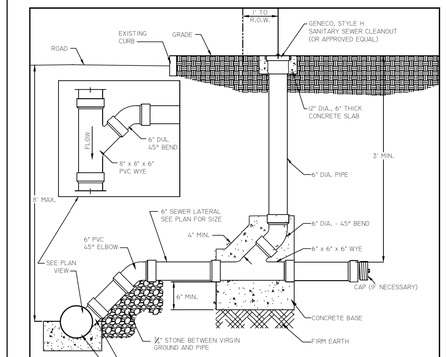
1. THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE A TYPICAL FIRE SERVICE CONNECTION. THE DESIGNER SHALL BE RESPONSIBLE FOR MODIFICATIONS OF THIS DETAIL PER THEIR PARTICULAR SITE PLAN.
2. THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT RESERVES THE RIGHT TO MODIFY THIS DETAIL PER THE LAYOUT OF THE SITE.

City of Dover

DOMESTIC AND FIRE SERVICE CONNECTION

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 06.30.08
CKD: R.RH/REM	SCALE: NTS
APRVD: S.JD	DWG. NO: W-7

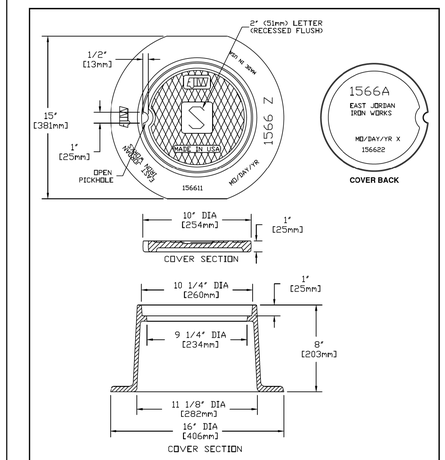


City of Dover

RESIDENTIAL SEWER LATERAL DEPTH UP TO 8'

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 01.05.09
CKD: R.RH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: WW-1



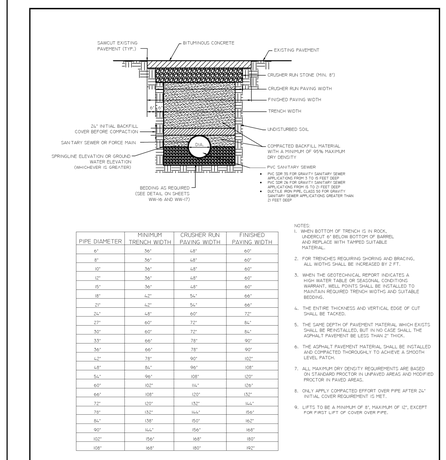
DETAIL HAS BEEN PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

SANITARY SEWER CLEANOUT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12.01.08
CKD: RJH/REM	SCALE: NTS
APRVD: S.JD	DWG. NO: WW-9



PIPE DIAMETER	MINIMUM TRENCH WIDTH	CRUSHER RUN PAVING WIDTH	FINISHED PAVING WIDTH
4"	56"	48"	60"
8"	56"	48"	60"
10"	56"	48"	60"
12"	56"	48"	60"
15"	56"	48"	60"
18"	62"	54"	66"
21"	62"	54"	66"
24"	68"	60"	72"
27"	80"	72"	84"
30"	80"	72"	84"
33"	86"	78"	90"
36"	86"	78"	90"
42"	98"	90"	102"
48"	104"	96"	108"
54"	116"	108"	120"
60"	122"	114"	126"
66"	128"	120"	132"
72"	134"	126"	138"
78"	140"	132"	144"
84"	158"	150"	162"
90"	164"	156"	168"
102"	176"	168"	180"
108"	182"	180"	192"

NOTES:

1. WHEN BOTTOM OF TRENCH IS IN ROCK, UNDERCUT 6" BELOW BOTTOM OF BARREL AND REPLACE WITH TAMPED SUITABLE MATERIAL.
2. FOR TRENCHES REQUIRING SHORING AND BRACING, ALL WIDTHS SHALL BE INCREASED BY 2 FT.
3. WHEN THE GEOTECHNICAL REPORT INDICATES A HIGH WATER TABLE OR OTHER CONDITIONS OF INSTABILITY, WELL POINTS SHALL BE INSTALLED TO MAINTAIN REQUIRED TRENCH WIDTHS AND SUITABLE BEDDING.
4. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT PAVEMENT BE LESS THAN 2" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY TO ACHIEVE A SMOOTH LEVEL PATCH.
7. ALL MAXIMUM DRY DENSITY REQUIREMENTS ARE BASED ON STANDARD PROCTOR IN UNPAVED AREAS AND MODIFIED PROCTOR IN PAVED AREAS.
8. ONLY APPLY COMPACTED EFFORT OVER PIPE AFTER 24" INITIAL COVER REQUIREMENT IS MET.
9. LIFTS TO BE A MINIMUM OF 8", MAXIMUM OF 12", EXCEPT FOR FIRST LIFT OF COVER OVER PIPE.

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

TRENCH PAVEMENT WIDTH

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 03.05.09
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: WW-15

Minnich Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

PROJECT NO: 23-067 | DGN FILE: 23-067

UTILITY PLAN DETAILS

LANDS OF DITKO PROPERTIES

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

DATE: 11/01/24 | NOT TO SCALE | SHT: UP-2