

LUTHER VILLAGE IV

TAX PARCEL NUMBERS: 05-77-06-02-90.00, 05-77-06-02-90.01, 05-77-06-02-90.02

- SOURCE OF TITLE: INSTRUMENT 2014-254106
- GROSS AREA: 33.63± ACRES
LUTHER VILLAGE IV OF DOVER, INC. PARCEL: 02.79± ACRES
- EXISTING ZONING: RG-2, GENERAL RESIDENTIAL
PROPOSED ZONING: RG-2, GENERAL RESIDENTIAL
- CONDITIONAL USE: PLANNED NEIGHBORHOOD DESIGN SENIOR CITIZEN HOUSING OPTION
- BULK AREA RESTRICTIONS: RG-2

LOT AREA PER DWELLING UNIT	1700 SF/DU
LOT WIDTH (FT.)	100
LOT DEPTH (FT.)	125
FRONT YARD (FT.)	30
MINIMUM SIDE YARD (FT.)	10
TOTAL SIDE YARDS (FT.)	50
REAR YARD (FT.)	30
OFF-STREET PARKING SPACES:	1
BUILDING HEIGHT:	40'
BUILDING STORIES:	3
LOT COVERAGE:	80%
FLOOR AREA RATIO:	N/A
ACCESS TO PUBLIC STREET:	BABB DRIVE
- TOPOGRAPHIC SURVEY:
 - FIELD SURVEYS BY LANDMARK ENGINEERING, INC., APRIL 2013, FEB 2017, JUNE & JULY 2024, AND A PHOTOGRAMMETRIC SURVEY BY AXIS GEOSPATIAL LLC FROM FLIGHT ON 02/10/2013.
 - VERTICAL DATUM: NAVD 88
 - PROJECT BENCHMARK: ELEVATION = 36.16 (EXISTING SMH RM, NEAR END OF BABB DR.)

PERIMETER PROPERTY CORNER MARKERS:

 - EXISTING (10)
 - ○ PROPOSED (0)
- WATER SUPPLY: CITY OF DOVER
- WATER MAIN OUTSIDE CITY OF DOVER RIGHT OF WAY SHALL BE PRIVATELY MAINTAINED.
- SANITARY SEWER: CITY OF DOVER
- SANITARY MAIN OUTSIDE CITY OF DOVER RIGHT OF WAY SHALL BE PRIVATELY MAINTAINED.
- TRASH REMOVAL: PRIVATE
- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- LOT COVERAGE: PROPOSED: 6.65 ACRES
PERMITTED (60%): 20.18 ACRES
- NO 100-YEAR FLOOD PLAIN DATES ON THIS PARCEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10001C0167H, EXISTED MAY 5, 2003.
- CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 COURTS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) AND SUBSEQUENT PUBLIC NOTICES AND REGIONAL SUPPLEMENTS TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE.
- TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- LAND DEVELOPMENT DATA:

EXISTING BUILDING AREA: (50,009 SF)	1.15 ACRES = 03.42%
EXISTING PAVED AREA:	3.70 ACRES = 11.00%
EXISTING STORMWATER MANAGEMENT (SWM) AREA: (2.18 ACRES)	2.18 ACRES = 06.48%
PROPOSED BUILDING AREA: (19,027 SF)	0.44 ACRES = 01.31%
PROPOSED PAVED AREA:	1.36 ACRES = 04.04%
PROPOSED SWM AREA:	-0. ACRES = 00.00%
PROPOSED OPEN & LANDSCAPE SURFACE AREA:	24.8 ACRES = 73.75%

TOTAL 33.63 ACRES = 100%



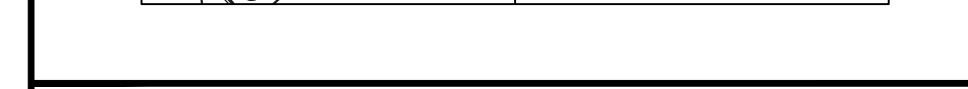
SOILS CHART		
SOIL TYPE	DESCRIPTION	HSG
UIA	UNICOM LOAM, 0 TO 2 PERCENT SLOPES	C
GRB	GREENWICH LOAM 2 TO 5 PERCENT SLOPES	B
Up	URBAN LAND	C
HkB	HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B

I, CRAIG M. LYNCH, P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE

DATE _____

I, RICHARD MURPHY of the MARTIN LUTHER FOUNDATION OF DOVER, INC. HEREBY CERTIFY THAT I AM THE OWNER'S RIGHTFUL REPRESENTATIVE OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT THE OWNER'S DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO THEIR BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE _____



SITE PLAN
FOR
LUTHER VILLAGE IV
CITY OF DOVER - EAST DOVER HUNDRED - KENT COUNTY, DELAWARE

200 CONTINENTAL DRIVE
SUITE 400
NEWARK, DE 19713
PHONE (302) 323-9377
FAX (302) 323-9461
WWW.LANDMARK-SE.COM
INFO @ LANDMARK-SE.COM



Landmark
Science & Engineering

GRAPHIC SOURCE

CR-01

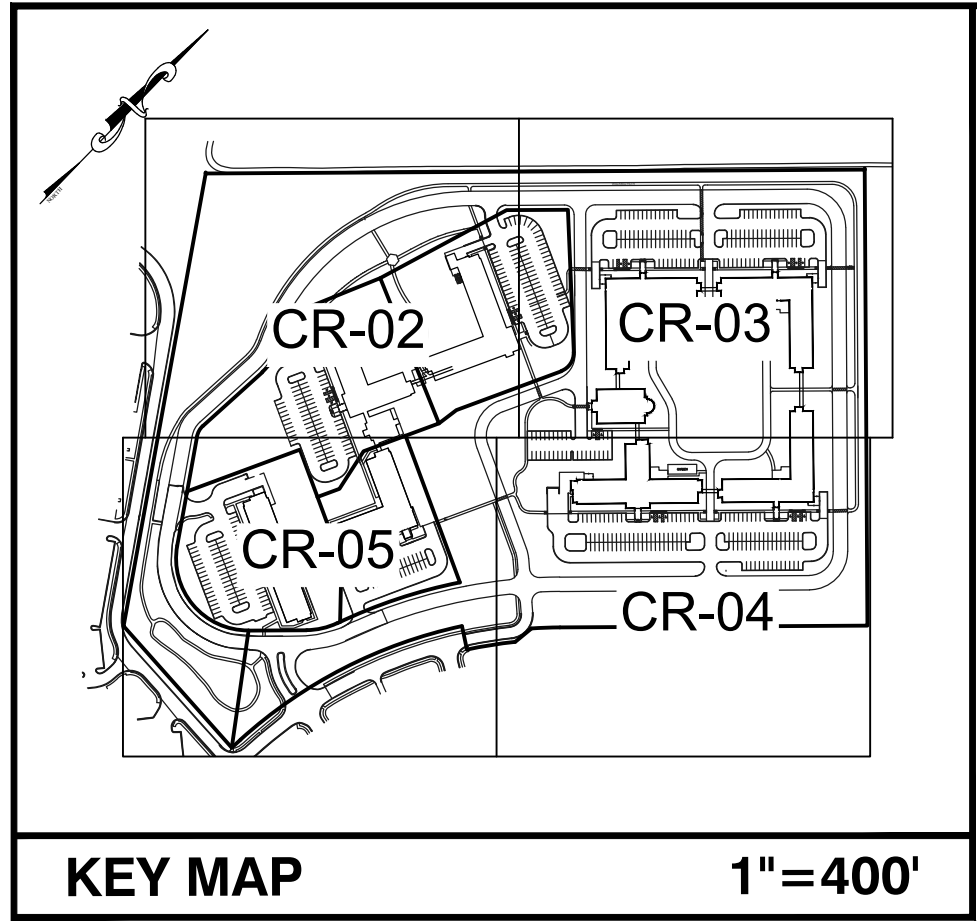
SCALE

COMMISSION:
C1243-7

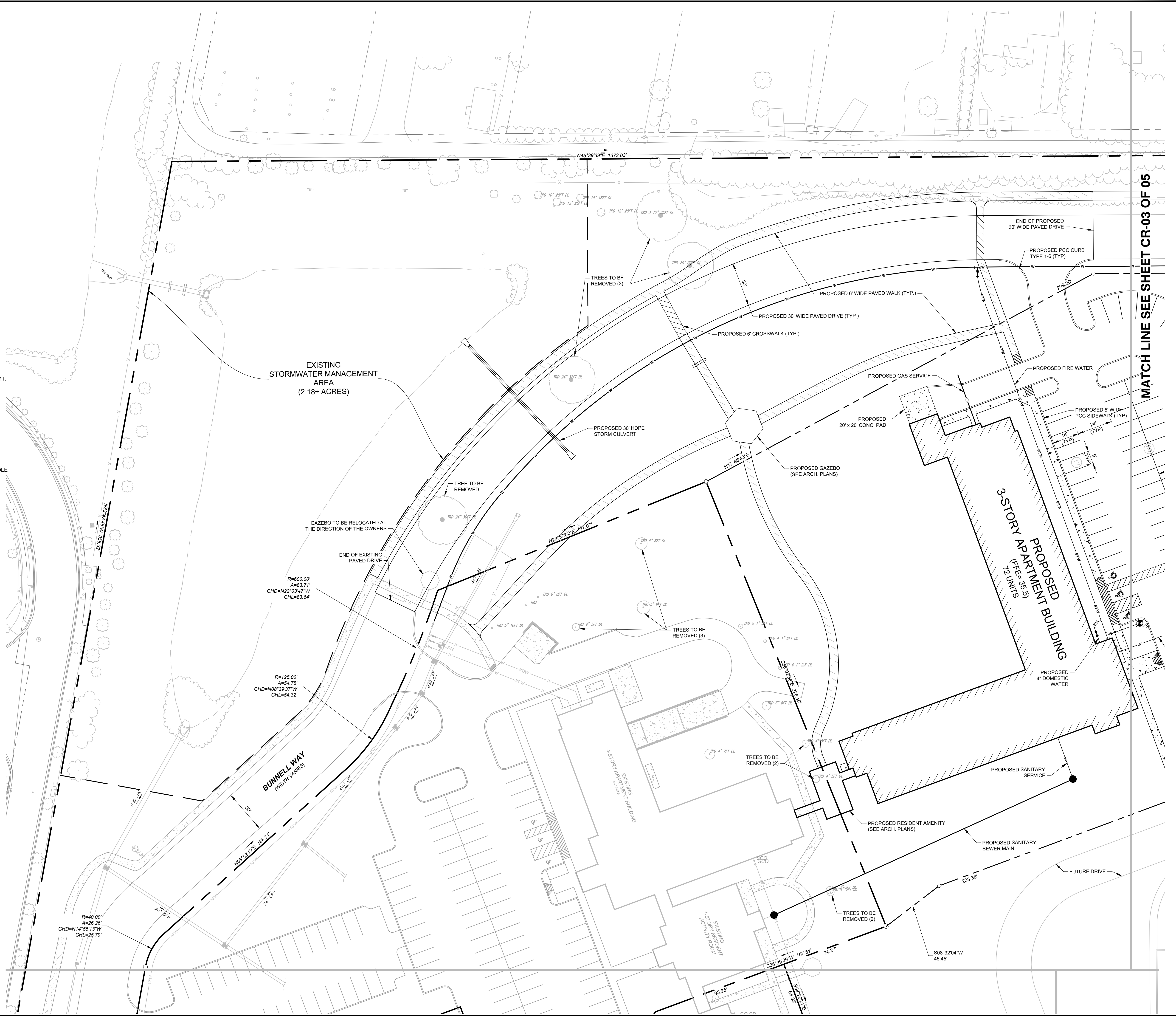
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DESIGN BY: CML/RWS	DATE: 08/01/2024
HECK BY: CML	SHEET: CR-01 of 05

THIS DRAWING DOES NOT INCLUDE
NECESSARY COMPONENTS FOR
CONSTRUCTION SAFETY.

THE PURPOSE OF THIS PLAN IS TO DEVELOP PHASE 4 OF A MASTER-PLANNED SENIOR HOUSING OPTION FACILITY CONSISTING OF 72 APARTMENTS AND ASSOCIATED IMPROVEMENTS.

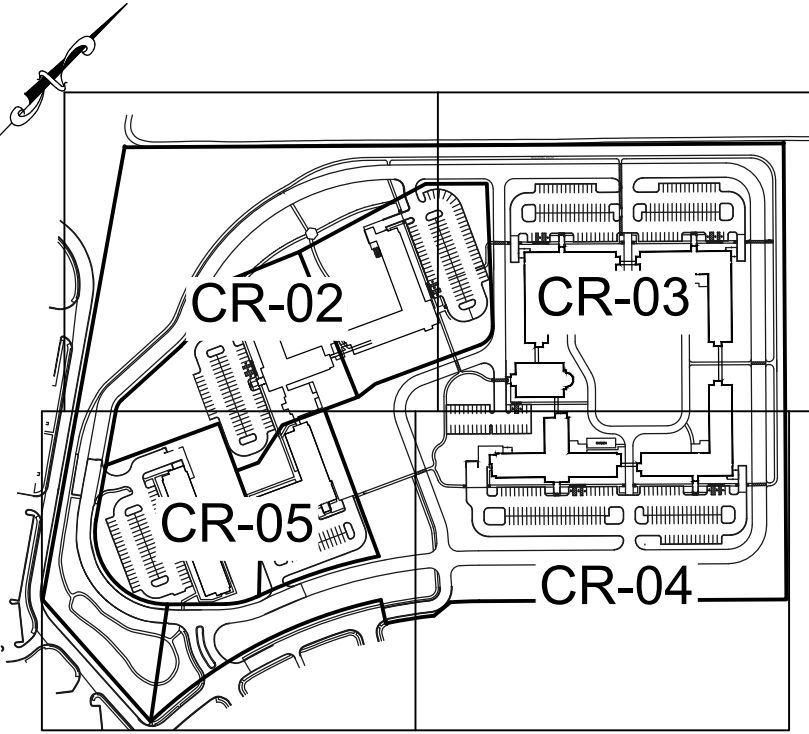


- LEGEND**
- EXISTING VERTICAL PCC CURB
 - PROPOSED PCC CURB TYPE 1-6
 - EXISTING PCC SIDEWALK
 - PROPOSED PCC SIDEWALK W/ RAMP
 - PROPOSED PAVED WALKWAY
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROP. STORMWATER MANAGEMENT ESMT.
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING FENCE
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING STORM DRAIN W/ INLET
 - EXISTING SIGN



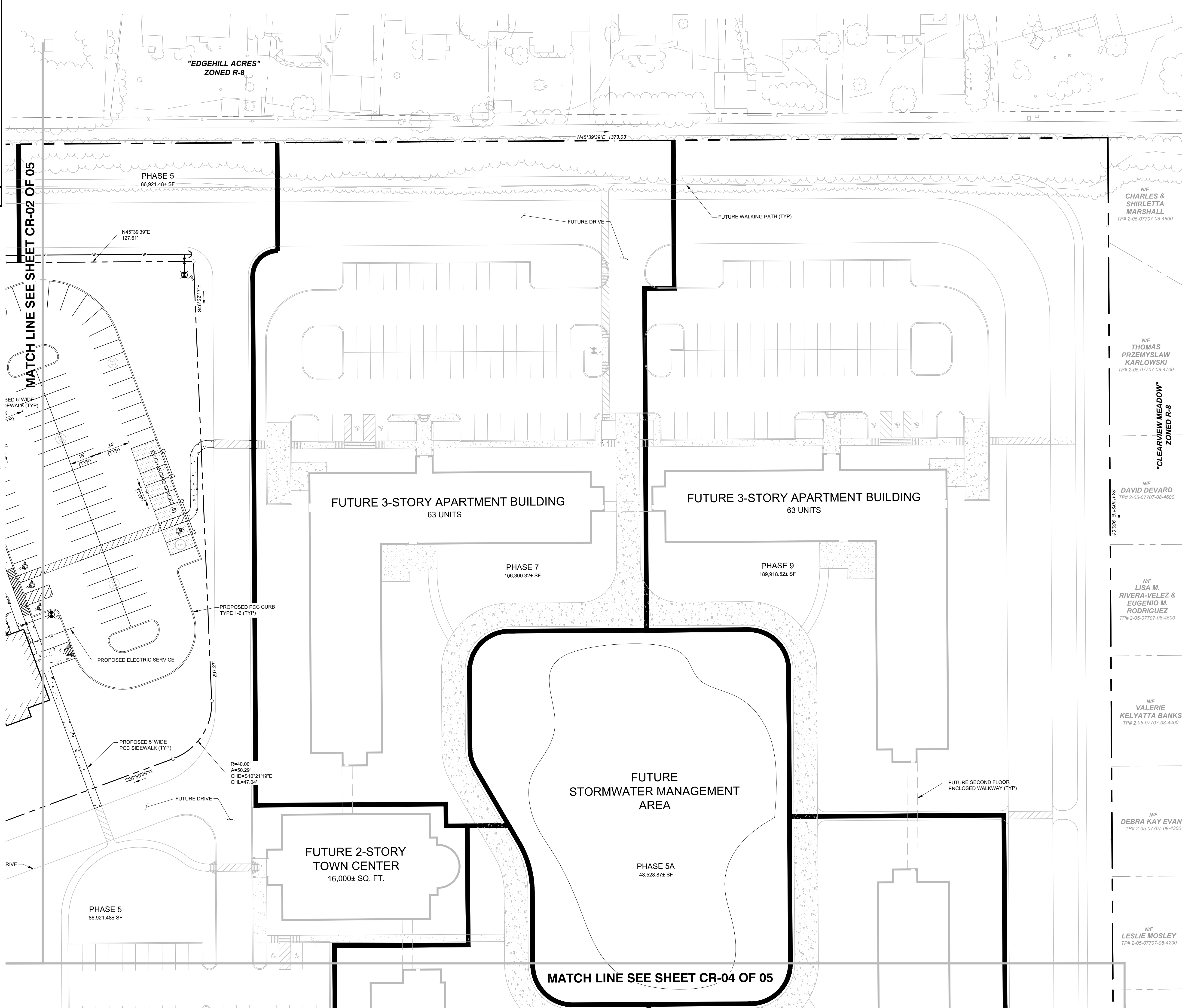
MATCH LINE SEE SHEET CR-03 OF 05

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DESIGN BY: CML/RWS		DATE: 06/01/2024		
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FILE NAME: C1243-7 Site Plan.dwg				
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Landmark Science & Engineering				
200 CONTINENTAL DRIVE NEWARK, DE 19713 PHONE (302) 333-8877 FAX (302) 333-8877 WWW.LANDMARK-SE.COM INFO @ LANDMARK-SE.COM				
P.O. BOX 289 NEWARK, DE 19713 PHONE (302) 333-8877 FAX (302) 333-8877 INFO @ LANDMARK-SE.COM				
OWNER/DEVELOPER CITY OF DOVER - EAST DOVER HUNDRED - KENT COUNTY, DELAWARE MARTIN LUTHER VILLAGE IV DOVER, DE 19901 (302) 674-1606				
SITE PLAN FOR LUTHER VILLAGE IV CITY OF DOVER - EAST DOVER HUNDRED - KENT COUNTY, DELAWARE				
CHECKED BY:				
REVISIONS:				



KEY MAP 1"=400'

- LEGEND**
- EXISTING VERTICAL PCC CURB
 - PROPOSED PCC CURB TYPE 1-6
 - EXISTING PCC SIDEWALK
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 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING STORM DRAIN W/ INLET
 - EXISTING SIGN



N/F
CHARLES &
SHIRLETTA
MARSHALL
TP# 2-05-07707-08-4800

N/F
THOMAS
PRZEMYSŁAW
KARLOWSKI
TP# 2-05-07707-08-4700

N/F
DAVID DEVARD
TP# 2-05-07707-08-4600

N/F
LISA M.
RIVERA-VELEZ &
EUGENIO M.
RODRIGUEZ
TP# 2-05-07707-08-4500

N/F
VALERIE
KELYATTA BANKS
TP# 2-05-07707-08-4400

N/F
DEBRA KAY EVAN
TP# 2-05-07707-08-4300

N/F
LESLIE MOSLEY
TP# 2-05-07707-08-4200

REVISIONS	DATE	BY

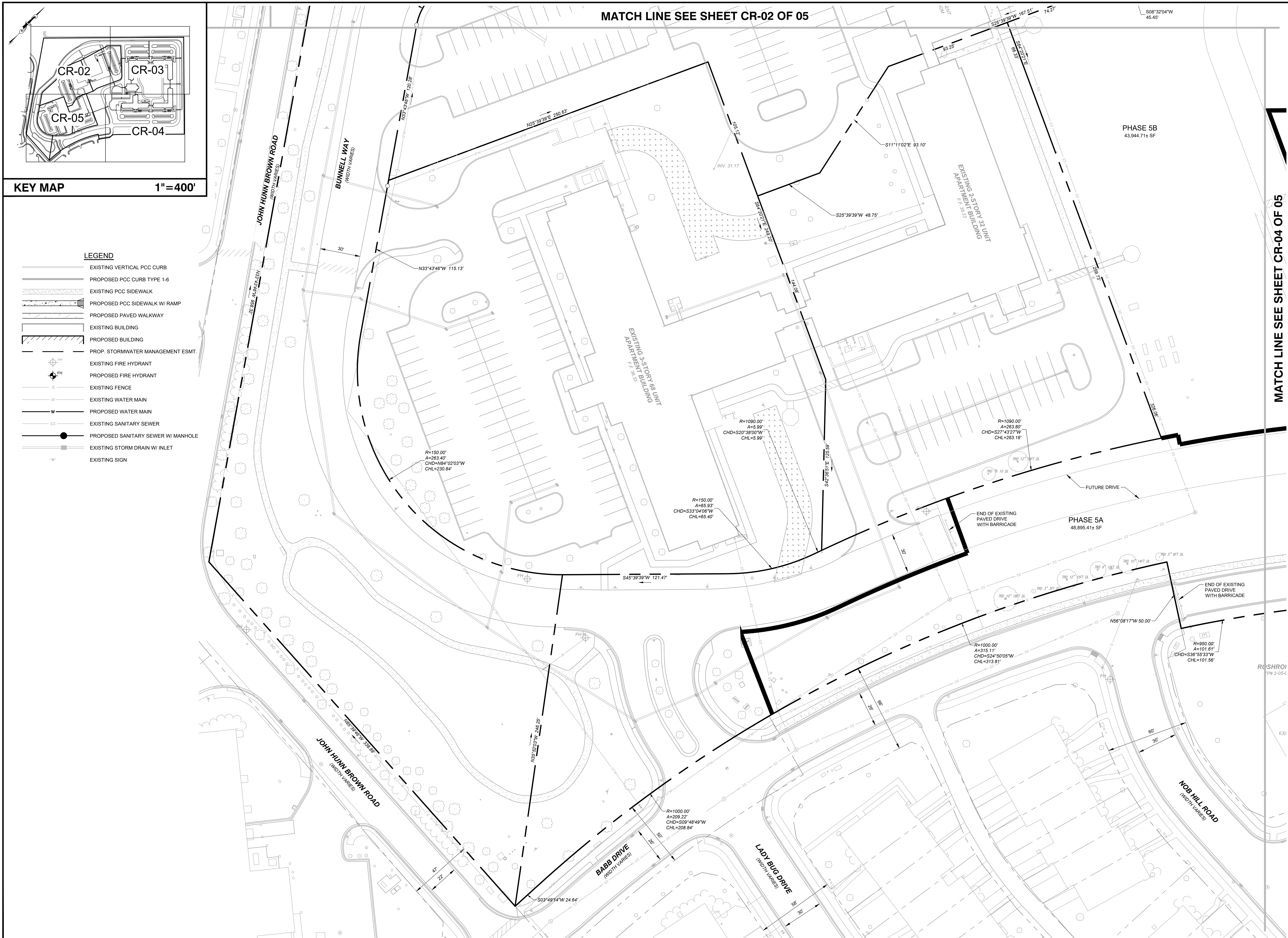
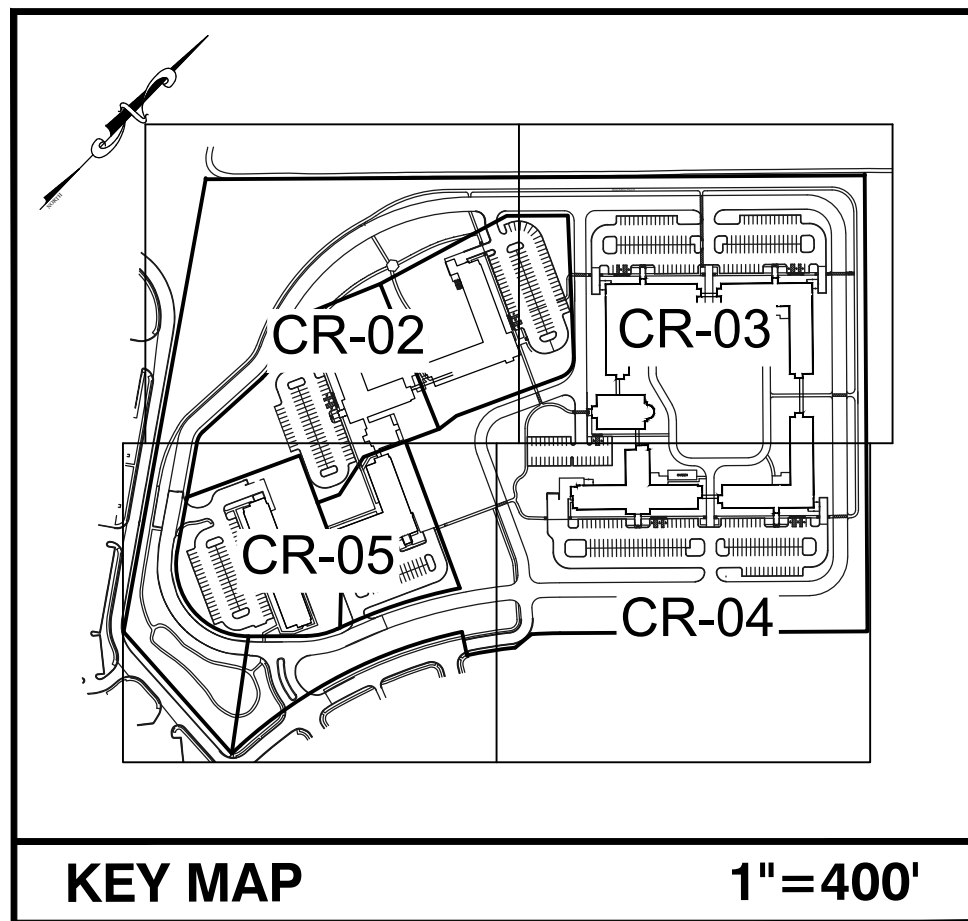
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CITY OF DOVER - EAST DOVER HUNDRED - KENT COUNTY, DELAWARE
OWNER/DEVELOPER
MARTIN LUTHER FOUNDATION OF DOVER, INC.
1000 N. MARKET STREET
DOVER, DE 19901
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